

# \$289,900 - 3646 55 Ave, Whitecourt

MLS® #A2262480

**\$289,900**

3 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.09 Acres

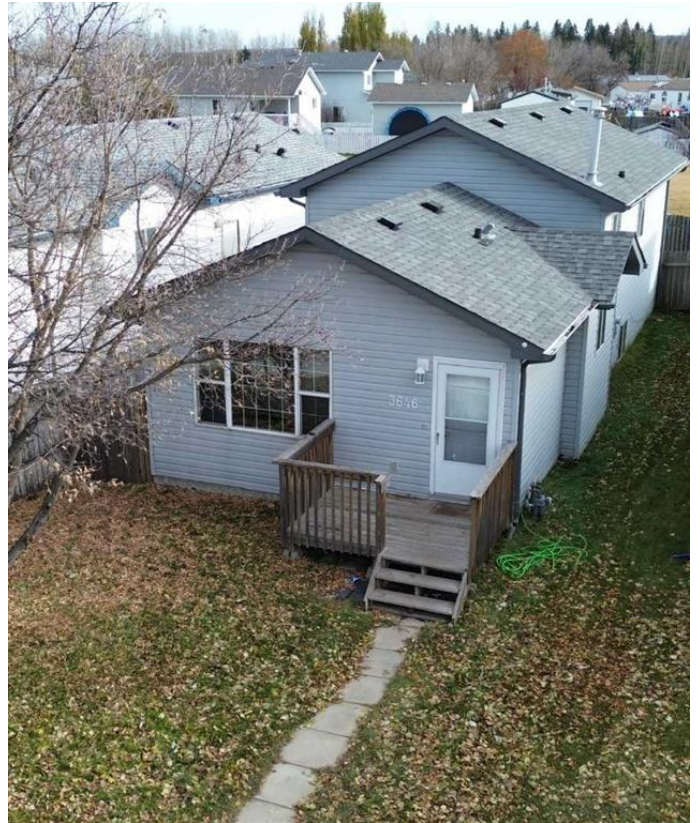
NONE, Whitecourt, Alberta

Step into this beautifully situated 3-level split home, positioned near both public and catholic schools, close to the golf course, and baseball diamonds. Built in 2000 this 3 bedroom, 3 bathroom home offers a welcoming floor plan that comfortably suits most lifestyles. The primary bedroom is a lovely oasis complete with a 3pc ensuite and walk in closet, a luxury not typically included in this price range! The 3rd level is a wonderful rec space with nice big windows that keep it bright, and look onto your backyard. The yard is fenced, with side entry from your dining room, and you will see there is back alley access and space for parking plus a big shed! The home backs onto a nice green space with a park for kids too! BRAND NEW SHINGLES put on OCTOBER 03/2025 is a nice touch, compliments of the sellers. This home is priced to impress under \$300,000, don't miss this opportunity to make it your own!

Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262480  |
| Price          | \$289,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,088     |



|            |               |
|------------|---------------|
| Acres      | 0.09          |
| Year Built | 2000          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 3 Level Split |
| Status     | Active        |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3646 55 Ave      |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1N7          |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full                                                               |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Back Lane, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding                            |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 30                |
| Zoning         | R-1C              |

### **Listing Details**

Listing Office

RE/MAX ADVANTAGE (WHITE)



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