

# \$204,900 - 5420 46 Street, Whitecourt

MLS® #A2207012

**\$204,900**

2 Bedroom, 1.00 Bathroom, 600 sqft  
Residential on 0.17 Acres

NONE, Whitecourt, Alberta

Why rent when you can own? This charming, move-in-ready home is perfect for first-time buyers, downsizers, or anyone looking for an affordable alternative to renting. Situated on a private and spacious 7,500 sq. ft. lot, this property offers plenty of outdoor space, RV parking, and a 16x24 garage wired with 220 power.

Inside, you'll find a thoughtfully updated living space with 2 bedrooms, a full bathroom, and the convenience of main-floor laundry. The finished basement adds even more versatility, featuring 2 additional rooms and a rec space—ideal for a home office or extra storage.

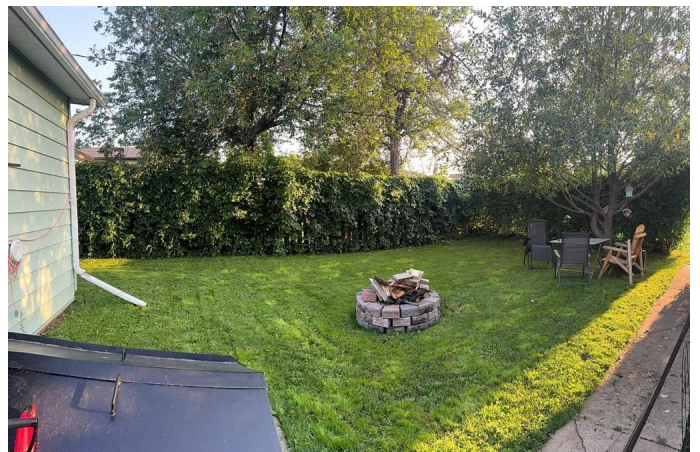
Recent upgrades include:

- 2021 — New garage roof, new dishwasher
- 2023 — New dryer, kitchen refresh
- 2024 — Driveway resealed
- 2024/2025 — Basement improvements: new plumbing, electrical, insulation, drywall, and flooring

The private yard is perfect for relaxing, entertaining, or gardening in the greenhouse. With so much to offer, this home is a fantastic opportunity to own rather than rent.

Built in 1953

## Essential Information



MLS® #	A2207012
Price	\$204,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	600
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5420 46 Street
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1A7

### **Amenities**

Utilities	Cable Available, High Speed Internet Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Alley Access, Parking Pad, Single Garage Detached, 220 Volt Wiring, Additional Parking, Garage Faces Front, Paved, RV Access/Parking
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 30th, 2025
Days on Market	24
Zoning	R-MHS

### **Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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