

# \$254,900 - 3645 55 Avenue, Whitecourt

---

MLS® #A2199666

## \$254,900

3 Bedroom, 1.00 Bathroom, 963 sqft  
Residential on 0.13 Acres

N/A, Whitecourt, Alberta

Perfect Starter Home or Rental Opportunity!

Welcome to this charming 3-bedroom home, located just steps away from Percy Baxter School! With a spacious main floor and a full, open basement, this property offers plenty of room for growth and customization.

### Key Features:

- 3 Bedrooms on the main floor

- Full, open basement "ready for your ideas!"

- Recently built 24x24 garage (2023) with 9-foot walls and an 8x16 overhead door

- New deck (2023) "ideal for relaxing and entertaining"

- Beautifully landscaped, fenced yard with alley access

- Newer shingles and all-new vinyl windows

- Newer hot water tank (2022)

### Additional Highlights:

- Quick possession available "move in when you're ready!"

- Close proximity to schools, parks, and essential amenities

This property is perfect for first-time buyers, a growing family, or investors looking for a solid rental. Don't miss out on the opportunity to make this house your home!



Built in 1981

### Essential Information

MLS® #	A2199666
Price	\$254,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	963
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



### Community Information

Address	3645 55 Avenue
Subdivision	N/A
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1C8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Pa
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Washer/Dryer, S
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished



## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	8
Zoning	R-1C

## Listing Details

Listing Office	EXIT REALTY RESULTS
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.