

# \$429,900 - 28/28a Whitecourt Avenue, Whitecourt

MLS® #A2226681

**\$429,900**

8 Bedroom, 3.00 Bathroom, 1,608 sqft

Residential on 0.17 Acres

NONE, Whitecourt, Alberta

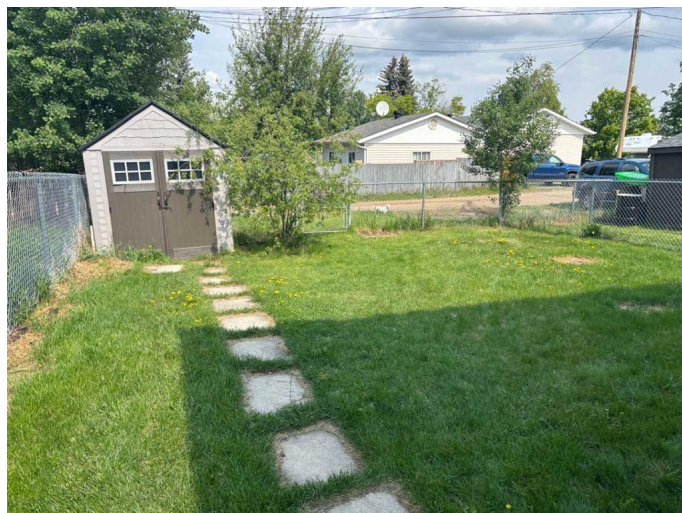
**"SIDE BY SIDE DUPLEX UNDER 1 TITLE !!"**

This excellent investment property is a well maintained side-by-side duplex under one title. Each side has separate power, gas and water meters. Live in one side and rent out the other, or obtain 2 rental properties . Each unit has 4 bedrooms, 2 living rooms and 2 bathrooms. Each unit has their own fenced back yards, front decks and back alley access. Each unit comes complete with all appliances and its own shed. This bi-level side-by-side duplex has been well maintained by its current owners is located on the hill near the Millar Centre and Hilltop High School.

Built in 1970

## Essential Information

MLS® #	A2226681
Price	\$429,900
Bedrooms	8
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,608
Acres	0.17
Year Built	1970
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active



## Community Information

Address	28/28a Whitecourt Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S1H3

## Amenities

Parking Spaces	6
Parking	Alley Access, Driveway, Parking Pad, RV Access/Parking

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 1st, 2025
Days on Market	36
Zoning	R-1C LOW DENSITY RESIDENT

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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