

# \$454,900 - 3526 55 Avenue, Whitecourt

MLS® #A2236231

**\$454,900**

5 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.13 Acres

NONE, Whitecourt, Alberta

Welcome to this beautifully maintained bungalow built in 2009, featuring a recently fully developed basement that offers modern comfort and style. Step inside to discover an open-concept living area with gleaming hardwood floors, complemented by great medium oak cabinets, a corner pantry, and an island that overlooks the living room. Vaulted ceilings add an airy, spacious feel throughout the main living space.

Main floor highlights include convenient laundry, double patio doors leading to a tiered deck, and a generously sized yard that overlooks a peaceful green space – ideal for outdoor activities!

The basement, developed in 2020, offers a modern vibe with shiplap accents, an electric fireplace, and a stylish bar with quartz countertops – perfect for gatherings or unwinding at home. It also features a 4-piece bathroom and two well-sized bedrooms, providing ample space for family or guests. A really well thought out space.

Additional upgrades include a new boiler providing in-floor heat in the garage and basement, a hot water on demand system, and air conditioning – a welcome addition during the warm summer months. Fresh paint upstairs enhances the home's move-in-ready appeal.

Don't miss this fantastic opportunity to own a turnkey home with thoughtful updates and modern touches.



Built in 2009

## Essential Information

MLS® #	A2236231
Price	\$454,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,270
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	3526 55 Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0C1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

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

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	1
Zoning	R-1C

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.