

# \$229,777 - 4735 57 Avenue, Whitecourt

MLS® #A2193002

**\$229,777**

5 Bedroom, 3.00 Bathroom, 1,191 sqft  
Residential on 0.15 Acres

NONE, Whitecourt, Alberta

Charming 1976 Family Home in the Heart of Downtown Whitecourt â€” A Diamond in the Rough

Nestled in the desirable downtown Whitecourt area, this spacious 5-bedroom, 3-bathroom home offers an abundance of potential, awaiting the right touch to bring it back to its full glory. Built in 1976, this residence exudes timeless charm and offers a generous layout, just under 1200 sqft, featuring a large, bright living room and an open, airy kitchen â€” perfect for creating your dream home.

The main floor boasts 3 well-sized bedrooms, including a master with a 2-piece ensuite, and a classic 4-piece main bathroom. Thoughtful design throughout ensures excellent storage, with tall closets and a convenient laundry room downstairs that also provides additional storage beneath the stairs.

Step outside to a lovely lot, complete with a fenced backyard and convenient back alley access. The double detached garage, though in need of some repairs â€” including an overhead door and roof leakage â€” offers power and ample space for your projects or vehicles.

Enjoy peace of mind with recent updates, such as a new hot water tank (installed in 2022), and the inclusion of a deepfreeze. While this home does need some attention and care,



including the wood fireplaces (currently non-functional), it is brimming with opportunity and promise for those with a creative vision and a desire to restore it to its full potential.

This handymanâ€™s special is the perfect canvas for someone looking to invest in a property that offers both space and character, with endless possibilities to make it their own and build equity.

Built in 1976

### Essential Information

MLS® #	A2193002
Price	\$229,777
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,191
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4735 57 Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1B4

### Amenities

Parking Spaces	3
Parking	Double Garage Detached

# of Garages 2

### **Interior**

Interior Features Ceiling Fan(s), Laminate Counters  
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Lane, Front Yard, Fruit Trees/Shrub(s), Private  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 6th, 2025  
Days on Market 35  
Zoning R-1C

### **Listing Details**

Listing Office EXIT REALTY RESULTS

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