

# \$110,000 - 5308 46 Street, Whitecourt

MLS® #A2157245

**\$110,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.17 Acres

NONE, Whitecourt, Alberta

Are you looking to get out of your rental or move out on your own? Then this is the perfect home for you! With 3 bedrooms it gives you the opportunity to rent out a room and build equity in a home. This home has plenty of room and lots of natural light with a large kitchen and dining area, a 4pc bathroom, 5pc ensuite, 3 bedrooms, a spacious living room, and its own laundry. Outside you will find a fully fenced yard with mature trees and a deck that allows you to entertain your family and friends. Located within walking distance of shopping and schools this is a must-see!

Built in 1992

## Essential Information

MLS® #	A2157245
Price	\$110,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.17
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information



Address	5308 46 Street
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1A6

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Storage
Appliances	Dishwasher, Oven, Refrigerator, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Piling(s)

### Additional Information

Date Listed	August 12th, 2024
Days on Market	368
Zoning	R-MHS Manuf. Home/Site Bu

### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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