

\$204,900 - 5420 46 Street, Whitecourt

MLS® #A2207012

\$204,900

2 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.17 Acres

NONE, Whitecourt, Alberta

Why rent when you can own? This charming, move-in-ready home is perfect for first-time buyers, downsizers, or anyone looking for an affordable alternative to renting. Situated on a private and spacious 7,500 sq. ft. lot, this property offers plenty of outdoor space, RV parking, and a 16x24 garage wired with 220 power.

Inside, you'll find a thoughtfully updated living space with 2 bedrooms, a full bathroom, and the convenience of main-floor laundry. The finished basement adds even more versatility, featuring 2 additional rooms and a rec space—ideal for a home office or extra storage.

Recent upgrades include:

2021 — New garage roof, new dishwasher

2023 — New dryer, kitchen refresh

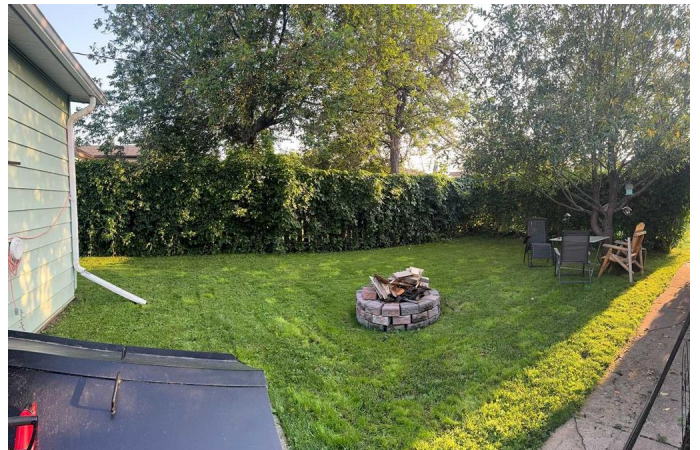
2024 — Driveway resealed

2024/2025 — Basement improvements: new plumbing, electrical, insulation, drywall, and flooring

The private yard is perfect for relaxing, entertaining, or gardening in the greenhouse. With so much to offer, this home is a fantastic opportunity to own rather than rent.

Built in 1953

Essential Information



MLS® #	A2207012
Price	\$204,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	600
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5420 46 Street
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1A7

Amenities

Utilities	Cable Available, High Speed Internet Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Alley Access, Parking Pad, Single Garage Detached, 220 Volt Wiring, Additional Parking, Garage Faces Front, Paved, RV Access/Parking
# of Garages	1

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard
-------------------	--------------------------------

Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 30th, 2025
Days on Market	38
Zoning	R-MHS

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.