

# \$580,000 - 3623 & 3621 55 Ave, Whitecourt

MLS® #A2133231

**\$580,000**

4 Bedroom, 2.00 Bathroom, 2,700 sqft

Residential on 0.14 Acres

NONE, Whitecourt, Alberta

Full duplex on one title! This instant income generator can be used for 2 tenants or yourself. (Currently owner occupied on the right hand side with the garage). This home is a well thought out 2 story with a finished basement. The main floor includes: a living room at the front, kitchen & dining at the back, a 2 piece powder, and a large heated porch or office on the back. Upstairs there are 3 bedrooms and a fourth bedroom in the basement. The double-car detached garage is accessible from the back alley. 24' deep by 30' wide with an overhead radiant heater for the resident on one side. Fully fenced yard.

Built in 1996

## Essential Information

MLS® #	A2133231
Price	\$580,000
Sold Price	\$560,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,700
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side



Status	Sold
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### Community Information

Address	3623 & 3621 55 Ave
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1C9

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street

### Interior

Interior Features	No Smoking Home, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2024
Date Sold	June 17th, 2024
Days on Market	30
Zoning	RIC
HOA Fees	0.00

**Listing Details**

Listing Office                    ROYAL LEPAGE MODERN REALTY

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