

\$399,000 - 18 & 18 A Whitecourt Avenue, Whitecourt

MLS® #A2231889

\$399,000

3 Bedroom, 2.00 Bathroom, 1,451 sqft

Residential on 0.23 Acres

NONE, Whitecourt, Alberta

Investor's Dream: Renovated Duplex on One Title

Property Highlights:

Fully Occupied: Both sides of this duplex are currently rented, providing immediate rental income.

Spacious Layout: Each side features 3 bedrooms and 2 bathrooms, offering ample space for tenants or owner-occupants.

Renovated Interiors: Modern updates throughout ensure a comfortable living experience.

Dual Garages: Each unit boasts its own detached garage, 16x24 & 20x28, providing secure parking and additional storage.

Fenced Yard: A fully fenced yard offers privacy and a safe space for outdoor activities.

Strategic Location: Located near the Allan & Jean Millar Centre, St. Anne's and Hilltop High School, offering convenient access to amenities and recreational facilities.

Investment Potential:

This property presents a unique opportunity to build equity while generating rental income.



Whether you're looking to live in one side and rent the other, or maintain both units as rental properties, this duplex offers flexibility to suit your investment strategy.

Built in 1973

Essential Information

| | |
|----------------|-----------------------------|
| MLS® # | A2231889 |
| Price | \$399,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,451 |
| Acres | 0.23 |
| Year Built | 1973 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | 4 Level Split, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 18 & 18 A Whitecourt Avenue |
| Subdivision | NONE |
| City | Whitecourt |
| County | Woodlands County |
| Province | Alberta |
| Postal Code | T7S 1H1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Single Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances | None |
| Heating | Forced Air |

| | |
|--------------|------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 30 |
| Zoning | R-1C |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | EXIT REALTY RESULTS |
|----------------|---------------------|



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