

\$224,999 - 201, 4502 -52 Ave Avenue, Whitecourt

MLS® #A2210739

\$224,999

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.00 Acres

NONE, Whitecourt, Alberta

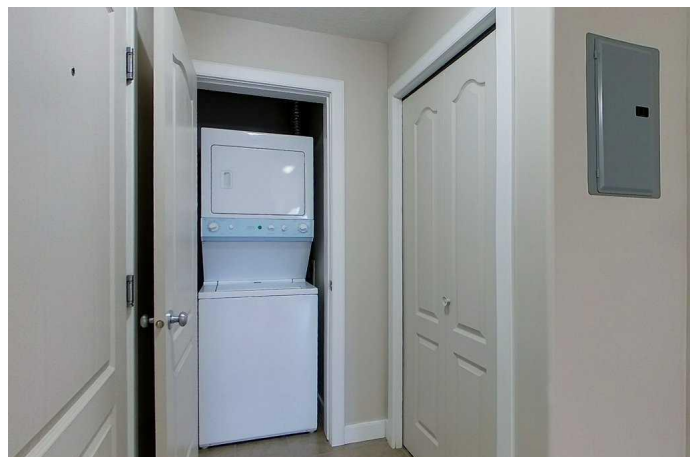
A must see ! Unit 201, Dawson Estates â€“ 2 Bed, 2 Bath Condo in Prime West Corner Location

Enjoy stunning sunsets every evening from the spacious corner balcony of this beautifully maintained 2 bedroom, 2 bathroom condo in Dawson Estates. Located in a desirable west corner of the complex, this unit offers exceptional walkability to grocery stores, schools, and downtown shopping.

Inside, youâ€™ll find a functional and spacious layout featuring in-suite laundry conveniently located near the entrance, an open-concept kitchen, dining, and living area, and two generously sized bedrooms. The primary bedroom includes a 3-piece ensuite, while an additional 4-piece bathroom serves guests.

The kitchen boasts stainless steel dishwasher and refrigerator, a granite island, and a corner pantry. Additional highlights include 1 heated underground parking stall, outdoor parking at the back, and elevator access.

Quick possession available. Ideal for first-time buyers or investors. Donâ€™t miss this opportunity to own in a sought-after location!



Built in 2008

Essential Information

MLS® # A2210739

Price \$224,999

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	201, 4502 -52 Ave Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N6

Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

Interior

Interior Features	Elevator, Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding

Additional Information

Date Listed	April 10th, 2025
-------------	------------------

Days on Market	11
Zoning	C3
HOA Fees	426
HOA Fees Freq.	MON

Listing Details

Listing Office	CENTURY 21 NORTHERN RE
----------------	------------------------



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.