

# \$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

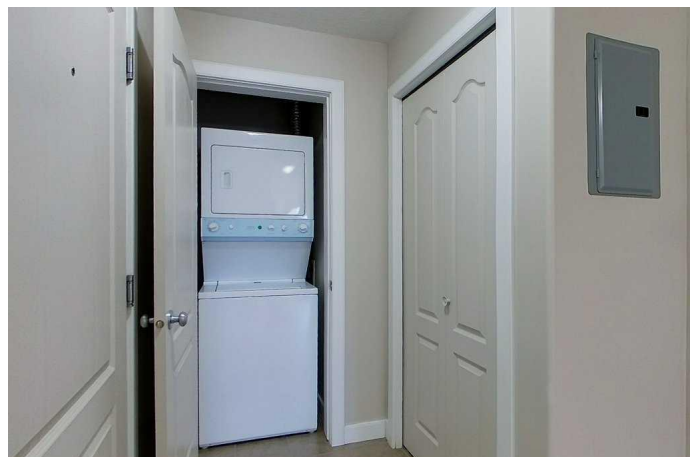
A must see ! Unit 201, Dawson Estates â€“ 2 Bed, 2 Bath Condo in Prime West Corner Location

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

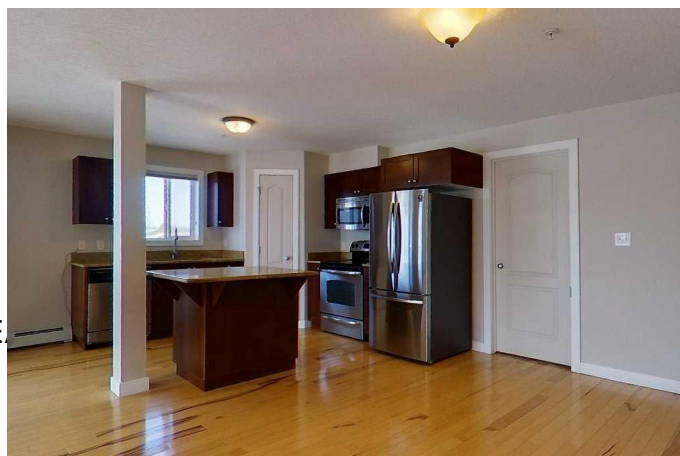
### **Additional Information**

Date Listed	April 10th, 2025
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Days on Market 6  
Zoning C3  
HOA Fees 426  
HOA Fees Freq. MON

### Listing Details

Listing Office CENTURY 21 NORTHERN RE



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