

\$149,000 - 5103 52 Ave, Whitecourt

MLS® #A2249901

\$149,000

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.15 Acres

NONE, Whitecourt, Alberta

Discover a rare opportunity right in the heart of downtown Whitecourt! Situated on a large corner lot, this unique property is zoned commercial, offering endless possibilities—whether you're looking for a cozy home, a smart investment, or a location for your next business venture.

Property Highlights:

2-bedroom home with solid potential

Huge corner lot with excellent visibility and access

Zoned C-1 Commercial — ideal for retail, office space, or redevelopment

Beautiful mature plum trees in the backyard

Quiet side street just steps from shops, restaurants, and services

This is an awesome location—perfect for a small business owner, savvy investor, or first-time buyer looking to get into the market with room to grow.

Built in 1955

Essential Information

MLS® # A2249901

Price \$149,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5103 52 Ave
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1A1

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
-------------	-------------------

Days on Market 1
Zoning C-1

Listing Details

Listing Office EXIT REALTY RESULTS



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.