

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

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MLS® #A2210739

## \$224,999

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.00 Acres

NONE, Whitecourt, Alberta

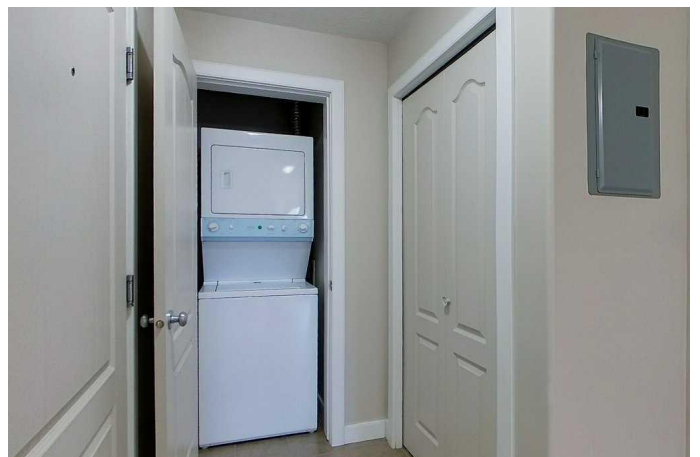
A must see ! Unit 201, Dawson Estates â€“ 2 Bed, 2 Bath Condo in Prime West Corner Location

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 |
|----------------|------------------------|



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