

\$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	53
Zoning	R-1C

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.