

## \$79,900 - 45 Riverside Trailer Court, Whitecourt Airport

MLS® #E4434461

**\$79,900**

3 Bedroom, 1.00 Bathroom, 1,044 sqft

Land Lease Community on 0.00 Acres

None, Whitecourt Airport, AB

The epitome of 'pride of ownership'. Step into this charming family home & fall in love. EVERYTHING you see has been upgraded. On a corner lot with RV parking, near the river, with a massive fenced backyard, this home is looking for a new family. The addition was built in 2016 and holds the spacious primary bedroom with a big walk in closet. On top of new flooring, paint, and cabinets, the home has had a complete electrical upgrade from the panel in 2019 to all of the plugs and switches. All appliances are newer including the fridge and dishwasher that were replaced in 2024. The hot water tank was replaced in 2016 and the furnace has been cleaned and serviced every year. Enjoy the beautiful light that floods this house in the day and the sunset on the front porch or the back deck.

Built in 1975

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4434461 |
| Price          | \$79,900 |
| Bedrooms       | 3        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 1,044    |
| Acres          | 0.00     |
| Year Built     | 1975     |



|          |                        |
|----------|------------------------|
| Type     | Land Lease Community   |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 45 Riverside Trailer Court |
| Area        | Whitecourt Airport         |
| Subdivision | None                       |
| City        | Whitecourt Airport         |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T7S 1G6                    |

### Amenities

|         |                        |
|---------|------------------------|
| Parking | Over Sized, RV Parking |
|---------|------------------------|

### Interior

|            |                                                                                                                         |
|------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating    | Forced Air-1, Natural Gas                                                                                               |

### Exterior

|            |        |
|------------|--------|
| Foundation | Piling |
|------------|--------|

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 141           |
| Zoning         | Zone 70       |

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Listing information last updated on September 22nd, 2025 at 11:32am MDT