

\$269,000 - 530 2 Street, Stirling

MLS® #A2064997

\$269,000

4 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0.66 Acres

NONE, Stirling, Alberta

Here is a pretty cool opportunity to own .66 of an acre of land with an almost 1700 square foot Bungalow complete with an attached double garage!! This property has been in the family for many years and now the Executor has to sell it. The roof shingles were replaced within the last two years. . The house is an excellent floorplan with 4 bedrooms on the main level as well as 3 main floor bathrooms!! About 12 or so years back there was a back up and the basement took in water. The Village replaced the sewer pipe and there was a sump pump installed but the owner just left the basement open as she did not require all the additional space the full height basement offers. At one time the backyard was an oasis with water pond, and so beautifully manicured.

This home was the entertainment hub for family and friends and many Christmas's were spent by the fireplace and many summers in the backyard. . This is one of those mid century homes that would be so beautiful with the right vision. A 20 minute commute to the city on a double lane highway makes this a pretty good choice for quiet living. On Town water & sewer this mini acreage is ideal for the enthusiasts who love their fur friends, gardening, or just like the piece and tranquility that come from living in a quiet rural setting. The Village of Stirling has the one of the best websites so be sure to check out their website if you are not from this area and you will see so many of your questions answered from Animal Bylaws, to community events and



everything in-between. There is surrounding acres that are also available if someone wanted to purchase an extra 5.42 acres for \$184,000. and then have an in town acreage of 6 acres! Unbelievable opportunity with this property.

Built in 1976

Essential Information

MLS® #	A2064997
Price	\$269,000
Sold Price	\$275,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.66
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	530 2 Street
Subdivision	NONE
City	Stirling
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2E0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Door Opener, Gravel Driveway, Heated Garage, Off Street, RV Access/Parking

Interior

Interior Features	Sump Pump(s), Wood Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Garden, No Neighbours Behind, Landscaped, Open Lot, Pasture, Rectangular Lot, Subdivided
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2023
Date Sold	November 8th, 2023
Days on Market	104
Zoning	(R)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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