

\$264,900 - 4915 52 Street, Stettler

MLS® #A2077103

\$264,900

3 Bedroom, 2.00 Bathroom, 1,137 sqft
Residential on 0.14 Acres

Downtown West, Stettler, Alberta

Welcome to this charming downtown home, perfectly situated for a convenient and comfortable lifestyle. As you step inside, you'll immediately notice the well built construction of this home. The bright vinyl windows upstairs not only provide energy efficiency but also contribute to a quiet and serene atmosphere. Enjoy year-round comfort with the central air conditioner and additional awnings on the west facing windows ensuring that you're always nice and cool in the summer. The main floor boasts a functional layout, featuring an awesome MAIN FLOOR LAUNDRY/LOCKER ROOM off the side door, the perfect convenient catch all! There are two spacious bedrooms that offer both privacy and comfort. The bright functional kitchen is flooded with natural light. The spacious and inviting living room is perfect for both relaxation and entertainment, making it a central hub for gatherings. Venturing downstairs, the clean basement may be original but it has hardly been used; it has an additional bedroom, an extra bathroom, large furnace room, cold room and a large rumpus room. The flexibility of the space provides ample room for customization, with the option to add another bedroom adjacent to the furnace room. The true highlight of this property is its incredible downtown location. Enjoy the convenience of being within walking distance to the many amenities Stettler has to offer including shopping, banks, post office, schools, and a diverse selection of



restaurants. This central location makes every aspect of daily life easily accessible, saving you valuable time and effort.

Whether you're looking for an awesome retirement home, want to be close to the schools/downtown or the perfect starter home, this property ticks all the boxes. The great garden spot out back allows you to indulge in your green thumb aspirations. And that's not all - the icing on the cake is the awesome oversized double heated garage. A dream for car enthusiasts or anyone needing extra storage space, this garage adds both functionality and value to the property. This downtown gem offers a solid foundation, 2x6 wall construction and an unbeatable location!

Built in 1980

Essential Information

MLS® #	A2077103
Price	\$264,900
Sold Price	\$254,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,137
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4915 52 Street
Subdivision	Downtown West
City	Stettler
County	Stettler No. 6, County of
Province	Alberta

Postal Code	T0C 2L0
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Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Laminate Counters
Appliances	Central Air Conditioner, Electric Oven, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Garden, Rain Gutters, Storage
Lot Description	Back Lane, Lawn, Garden
Roof	Asphalt
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2023
Date Sold	October 28th, 2023
Days on Market	55
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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