

\$249,900 - 5105 49 Avenue, Botha

MLS® #A2078158

\$249,900

5 Bedroom, 3.00 Bathroom, 1,277 sqft
Residential on 0.24 Acres

NONE, Botha, Alberta

\$20,000 PRICE REDUCTION Welcome to your spacious 5-bedroom, 3-bathroom bungalow in the charming hamlet of Botha, just a short 10-minute drive from Stettler. This home has recently undergone a stunning transformation, making it the perfect blend of modern comfort and classic charm.

The main floor boasts an open-concept kitchen, complete with all-new flooring, and a bright solarium, ideal for enjoying your morning coffee or growing your favorite plants. The entire home has been freshly painted, giving it a clean and inviting feel throughout.

With three refreshed bathrooms, including a full ensuite, your family and guests will always have their own private space. The large vinyl windows flood the home with natural light, and along with the boiler heat throughout, and LED lighting upgrades, provide energy efficiency.

For those who love their vehicles or need extra storage, a spacious 28x20-foot garage awaits you with brand new shingles and a paved driveway where the kids could shoot some hoops or ride their bikes. The expansive 10,000+ square foot lot is surrounded by mature trees, offering privacy and a serene setting for outdoor gatherings, while still allowing plenty of room to grow your dream garden.

This property comes complete with all



appliances, including a brand new dishwasher, and the entire home has been thoroughly cleaned, including the carpets ensuring that you can move in and start enjoying your new home right away. Don't miss this opportunity to own a beautifully renovated bungalow in this quiet, friendly town, just steps from the school and ice rink – it's the perfect place to create lasting memories.

Built in 1996

Essential Information

MLS® #	A2078158
Price	\$249,900
Sold Price	\$245,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,277
Acres	0.24
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5105 49 Avenue
Subdivision	NONE
City	Botha
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 0N0

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 16th, 2023
Date Sold	November 30th, 2023
Days on Market	75
Zoning	Hamlet Residential
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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