

\$425,000 - 6610 40 Avenue, Stettler

MLS® #A2096106

\$425,000

4 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.17 Acres

Meadowlands, Stettler, Alberta

This meticulously maintained, quality home with an excellent floor plan has it all! Located in a desirable area in Meadowlands, the home welcomes the moment you drive up. The main floor is open concept which makes a great space for entertaining! The kitchen is classic and practical with great lighting and a breakfast bar. Perfect for preparing family meals and casual dining. The living room has a cozy gas fireplace and is a good size for all your furniture. Large primary bedroom with a 3pc ensuite and walk-in closet, main floor laundry, a 4pc bathroom with jetted tub, and two more bedrooms complete the main level. Downstairs is fully finished and features a large family room, bedroom, 3 pc bathroom, and an office that could easily be converted to a 5th bedroom if desired. There is also a bonus room that could be a play room, host a pool table, poker table, another tv room...you decide. In-floor heat, on-demand water heater, central vac, custom Hunter Douglas blinds throughout, a large, heated garage, and an ICF foundation that is high and dry are just some of the extras. Outside is just as lovely as the home itself! Low maintenance landscaping with in-ground sprinkler system, covered back deck and front veranda, and RV parking. Simply put...the yard is a fantastic little retreat! This home was built with comfort in mind and there's absolutely nothing to do in this home but move in and put your feet up!

Built in 2005



Essential Information

MLS® #	A2096106
Price	\$425,000
Sold Price	\$420,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,312
Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6610 40 Avenue
Subdivision	Meadowlands
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L1

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Parking Pad, RV Access/Parking

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape, Underground Sprinklers, See Remarks
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	December 1st, 2023
Date Sold	February 4th, 2024
Days on Market	65
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Central
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