

\$299,900 - 5723 40 Avenue, Stettler

MLS® #A2102982

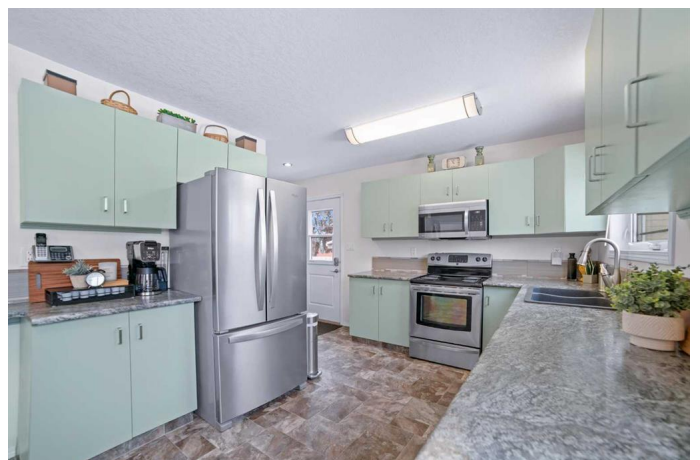
\$299,900

4 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.16 Acres

Parkdale, Stettler, Alberta

Welcome to 5723 40 ave this move-in ready, family friendly home has everything youâ€™re looking for in a property! This charming property, nestled on a tree-lined street in the established neighbourhood of Parkdale, promises the added luxury of uninterrupted privacy with no neighbours behind. As you step inside, you are instantly welcomed by the seamless flow of this move in ready home. The well-thought-out bungalow layout offers a spacious living room and dining area, bathed in natural light. Two comfortably sized bedrooms with ample storage and a well-appointed 4-piece bathroom add to the functional appeal. The kitchen, designed for both efficiency and style offers plenty of counter space, stainless steel appliances and a convenient pantry while maintaining a bright and airy atmosphere. On the lower level you will find an additional 2 bedrooms, 3-piece bathroom and a large living space that offers versatility -a perfect space for a home gym, a play area for little ones, or the potential for a wet bar (plumbing available on the shared laundry wall). Upgrades to this home include a custom Euroline patio door off the dining room. This unique door opens both inwards and outward without a middle post, seamlessly connecting the indoors with the outdoor living space. There you step onto your expansive 2-tiered deck, complete with a BBQ gas line and relish in the low maintenance landscaping that completes your backyard oasis. Built in 2011, the double detached garage is a haven



for hobbyists, featuring a fully insulated and finished interior with 9ft ceilings. A sizeable concrete parking pad at the rear adds to the convenience. You also have an additional parking space that could double as RV storage. Immaculately kept and boasting a pristine cleanliness, this home is a must-see to fully appreciate its charm and functionality. Seize the opportunity for affordable homeownership!

Built in 1968

Essential Information

MLS® #	A2102982
Price	\$299,900
Sold Price	\$294,250
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,162
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5723 40 Avenue
Subdivision	Parkdale
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L1

Amenities

Parking Spaces	5
Parking	Double Garage Detached

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 26th, 2024
Date Sold	February 15th, 2024
Days on Market	20
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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