

\$199,000 - 6036 Spruce Crescent, Stettler

MLS® #A2105719

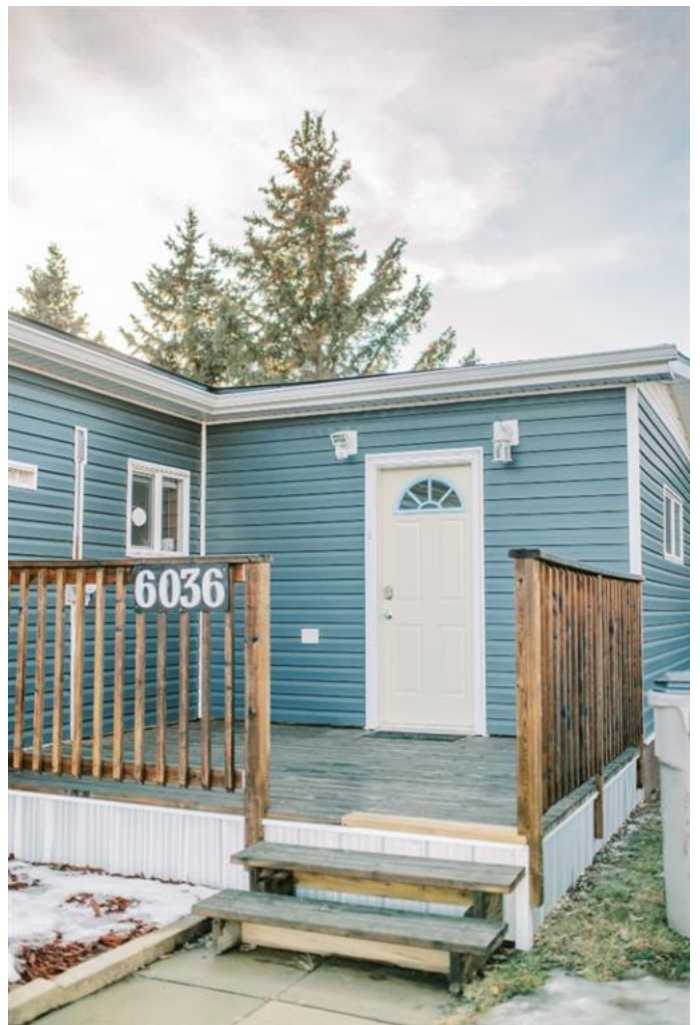
\$199,000

3 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.19 Acres

Grandview, Stettler, Alberta

Tucked away on Spruce Crescent youâ€™ll find welcoming charm in this beautifully cared for home. The journey begins on the front porch, the perfect morning coffee nook, and continues inside to the mudroom addition, which cleverly doubles as a laundry space. As you enter the spacious dining area, youâ€™ll note fresh paint and a more than functional kitchen, with breakfast bar which promises convenience at every turn. The living area embraces you with warmth, thanks to a cozy, wood-burning stove. Wander down the hallway, passing three bedrooms including a large master with walk-in closet and discovering a tastefully updated main bath and a recently redone three-piece en-suite. Transition outside to appreciate the large well-fenced private yard, complete with plum and apple trees, 10 X 24 deck and double-decker shed. The insulated and heated double garage is a luxury addition adding loads of value to the property. Just steps down the back lane, discover the green space and walking paths, seamlessly blending nature into your lifestyle. The entire home has been completely refurbished over the last couple years, boasting a furnace overhaul complete with new booster, new heat tapes underneath, new steps, new deck railing, stain and skirting, fence both repaired and stained, vinyl windows maintained, and all exterior doors reset. Overgrown trees and roots have been removed, yard manicured, steps to house and garage replaced, wood stove refurbished



cleaned and WETT inspected and much more.

Custom blinds now grace the windows, adding a touch of sophistication. The inside of the home was painted not long ago, and vinyl siding and shingles were replaced around 2020. This turnkey experience extends beyond the structure. The sale includes all furnishings and household goods, patio furniture, tools, hardware, barbecue, electric fireplace, compressor, generator, snow blower, and garden tools. Just move right in and ENJOY.

Built in 1969

Essential Information

MLS® #	A2105719
Price	\$199,000
Sold Price	\$211,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.19
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Sold

Community Information

Address	6036 Spruce Crescent
Subdivision	Grandview
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L1

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Freezer, Refrigerator, Stove, Microwave
Coverings	Carpet
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None



Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	February 5th, 2024
Date Sold	February 15th, 2024
Days on Market	10
Zoning	R3A
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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