

\$227,500 - 4917a 46 Street, Stettler

MLS® #A2109070

\$227,500

2 Bedroom, 2.00 Bathroom, 1,007 sqft

Residential on 0.07 Acres

Downtown East, Stettler, Alberta

Welcome to your new home! Nestled on a tree lined street, this move-in ready duplex is just steps away from the heart of Stettler. Boasting a bright interior, impeccably maintained, and featuring a heated garage and fenced yard, this home offers the perfect blend of comfort and convenience. The main floor showcases two bedrooms and a lovely four-piece bathroom, as well as a well-appointed kitchen with a pantry, island, and ample storage and counter space. This open concept living area provides room for a good-sized table, room for entertaining or enjoying time together with family. This bi-level style features large eye level windows in the fully-finished basement, complete with a three-piece bathroom and a large open family area, ideal for movie nights, working out, or extra sleeping space. This basement could easily accommodate two more bedrooms with egress windows already in place. The hot water tank was replaced in 2021, and recent maintenance includes cleaned carpets, some fresh paint and window treatments, as well as a serviced furnace and ductwork(fall2022). Outside, enjoy a completely fenced side yard with patio, some recent landscaping, additional parking(which could be fenced for more yard space) garden shed for all the extra things, and low maintenance perennials and shrubs. You'll love the tranquility and convenience of this charming Stettler home, clean, and in excellent condition, both inside and out.



Built in 2007

Essential Information

MLS® #	A2109070
Price	\$227,500
Sold Price	\$227,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	4917a 46 Street
Subdivision	Downtown East
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L2

Amenities

Parking Spaces	2
Parking	Heated Garage, Single Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Rain Gutters
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	February 24th, 2024
Date Sold	April 8th, 2024
Days on Market	44
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY
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