

\$499,000 - 6707 40 Avenue, Stettler

MLS® #A2110000

\$499,000

5 Bedroom, 3.00 Bathroom, 1,617 sqft

Residential on 0.16 Acres

Meadowlands, Stettler, Alberta

Welcome to your dream home in Meadowlands! This modern modified bi-level radiates warmth and style with its abundance of natural light streaming through big bright windows. Nestled in a serene setting, this gem boasts a fully fenced yard backing onto a picturesque open field, offering both privacy and tranquility. Step outside onto your private deck with a charming, curtained gazebo, perfect for dining or lounging in the sun. Recent updates within the past 4 years elevate the home's appeal, including a new garage door, front door/window unit, shingles, soffit/fascia, and eavestrough. Inside, the kitchen shines with and resurfaced cabinets, complemented by some new lighting throughout the home and fresh paint, creating a contemporary ambiance. The basement offers an additional living space with a dry bar and plumbing in place for a wet bar, perfect for entertaining friends and family. There is space to accommodate a home gym or play area with modern vinyl plank flooring featuring an extra layer of underlay for a plush feel underfoot, adding to the home's inviting atmosphere. You will not be disappointed by the natural light flooding the lower level with 9ft ceilings and 2 more modestly sized bedrooms. Enjoy the added convenience of main floor laundry! This is more than just a house; it's a place where memories are made and cherished.

Convenience meets comfort with school bus pickup at your doorstep and close proximity to amenities such as ball diamonds, playground,



skate park, arena, and pool, all within walking distance. Don't wait to build your dream home when you can move right into this amazing family retreat in Meadowlands!

Built in 2009

Essential Information

MLS® #	A2110000
Price	\$499,000
Sold Price	\$480,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,617
Acres	0.16
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	6707 40 Avenue
Subdivision	Meadowlands
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C2L1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 21st, 2024
Days on Market	21
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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