

# \$295,000 - 5745 40 Avenue, Stettler

MLS® #A2115898

## \$295,000

4 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.16 Acres

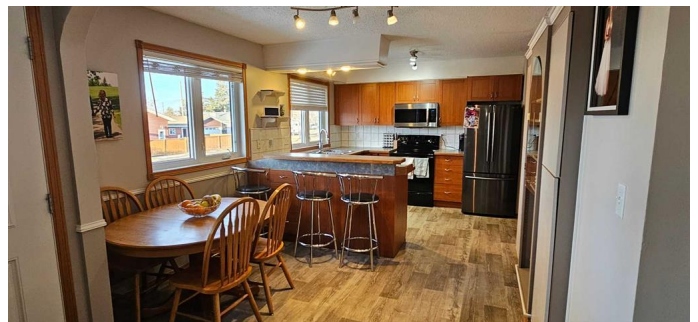
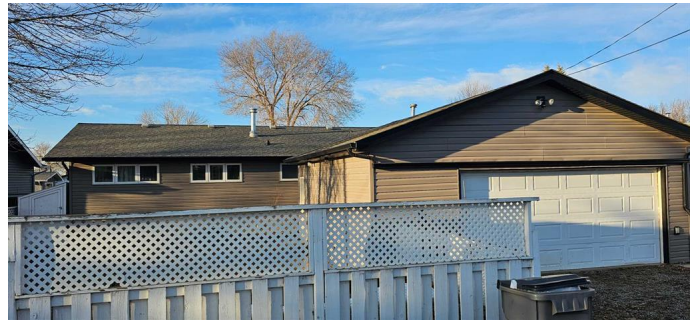
Parkdale, Stettler, Alberta

Conveniently located on the south side of Stettler, this 1100 sq ft bungalow has 4 bedrooms, 2 bathrooms, double heated detached garage with fully fenced yard. The layout of the interior flows well with the recent renovations and the exterior having newer vinyl siding, newer shingles, PVC windows, kitchen upgrade and basement area overhaul. The washer and dryer are in a large storage room beside the furnace and hot water heater. 100 amp panel is also in this room. There is a wet bar in the rumpus area so you can entertain your guests. All appliances are included that are in the pictures. There are two sheds in the backyard which hold all your lawn and garden equipment. Also in the backyard are two raised garden or flower beds. On the side entrance to the home is the small deck just right for the barbecue to sit on. This home is just waiting for the next happy family to enjoy. There is a recent RPR and home inspection that was done and will be shared.

Built in 1966

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2115898  |
| Price      | \$295,000 |
| Sold Price | \$276,500 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,100       |
| Acres          | 0.16        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5745 40 Avenue            |
| Subdivision | Parkdale                  |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C2L1                    |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected           |
| Parking Spaces | 2                                                                                                                    |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Gravel Driveway, Heated Garage, Insulated, Rear Drive |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Laminate Counters, Sump Pump(s), Vinyl Windows, Wet Bar                                          |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2024 |
| Date Sold      | April 26th, 2024 |
| Days on Market | 36               |
| Zoning         | R1               |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|

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