

\$164,900 - 4812 52 Street, Stettler

MLS® #A2124908

\$164,900

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.14 Acres

Downtown West, Stettler, Alberta

Welcome to this charming downtown Stettler home! Built in 1914, this character-filled residence enjoys a prime location on one of the area's most picturesque streets, situated just 2 blocks from main street and 2 blocks from the schools. Despite its modest size, this home exudes quaintness and features a spacious main floor with a large master bedroom, complemented by an additional bedroom downstairs and another room in the basement, offering versatility and ample space for expansion.

The property includes a 4-piece bathroom upstairs and a 2-piece bathroom downstairs. Recent upgrades, such as a new roof and vinyl siding installed in 2020, ensure both durability and modern appeal. Whether you seek to renovate the home to your taste or simply infuse it with your personal style, this property presents an excellent opportunity for those seeking affordability without compromising quality.

Storage is a highlight, with a detached garage featuring concrete flooring, along with a generous parking/RV pad on the south side. The partially fenced backyard not only provides privacy but also offers the potential to complete the fencing for those with pets.

Whether you are an investor (the current renters are exceptional and keen to remain), a retiree looking to downsize, or a first-time



buyer, this property offers exceptional value with an unbeatable location.

Built in 1914

Essential Information

MLS® #	A2124908
Price	\$164,900
Sold Price	\$155,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	869
Acres	0.14
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4812 52 Street
Subdivision	Downtown West
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Amenities

Parking Spaces	3
Parking	Parking Pad, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard, Storage
Lot Description Back Lane, Back Yard, Lawn
Roof Asphalt
Construction Mixed, Wood Siding
Foundation Poured Concrete



Additional Information

Date Listed April 22nd, 2024
Date Sold June 13th, 2024
Days on Market 51
Zoning R2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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