

\$329,000 - 4916a And 4916b 53 Street, Stettler

MLS® #A2125320

\$329,000

6 Bedroom, 4.00 Bathroom, 1,824 sqft

Residential on 0.14 Acres

Downtown West, Stettler, Alberta

FULL DUPLEX - JUST updated, making a perfect turnkey investment property that will put MONEY IN YOUR POCKET. Consider the possibility of future subdivision, providing the option to sell off one side or both, or live in one while the other side takes care of part of the mortgage—yes please! Centrally located just steps from the schools and a stroll to downtown, this property will not disappoint. Each unit features an open concept main floor living space, with patio doors out to the upper back deck, perfect for grilling your dinner or relaxing with friends. Two bedrooms, including a good sized master that can accommodate a king, a well appointed bath, main floor laundry and full appliance package complete the main floors. Heading down to the WALKOUT basements, you will find an additional bedroom, full bath, another living space and a bonus room that would make a great workshop, craft room, or gym. Just out the door on this level, is a covered carport, and a fully fenced yard. The north yard has a BRAND NEW treated fence and fresh sod. The south unit is currently rented to an excellent long term tenant who would like to stay. The north unit has just had both walls and cabinets painted, brand new patio doors installed and is sparkling clean, making it perfect for a quick and easy move in. Most of the appliances in both units have been replaced within the last few years, and a few just in 2023. Windows/exterior doors were replaced circa 2015, hot water tanks



approximately 3 years ago, and both furnaces and shingles have had recent inspections. Unit A is currently vacant, with renters anxiously awaiting the opportunity to move in.

Built in 1986

Essential Information

MLS® #	A2125320
Price	\$329,000
Sold Price	\$315,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,824
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	4916a And 4916b 53 Street
Subdivision	Downtown West
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L2

Amenities

Parking Spaces	2
Parking	Attached Carport, Paved

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 15th, 2024
Days on Market	20
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY
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