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

MLS® #A2125320

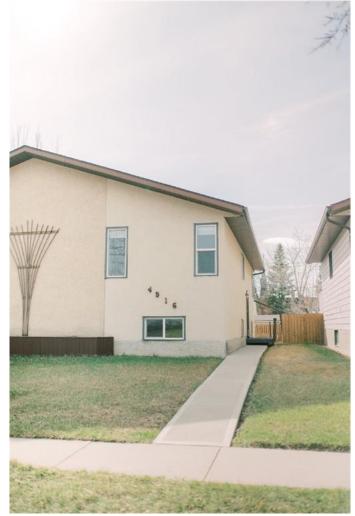
\$329,000

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 mortgageâ€lyes 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 accomodate 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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