

\$184,000 - 4204 49 Avenue, Stettler

MLS® #A2127936

\$184,000

2 Bedroom, 1.00 Bathroom, 824 sqft

Residential on 0.39 Acres

NONE, Stettler, Alberta

Welcome to your own slice of countryside paradise within town limits! This expansive property boasts ample space for your furry and feathered friends to roam freely. The property is comprised of TWO 50X 170 foot lots, each on its own title offering endless possibilities for your hobby farm or business development.(Subject to Municipal Approval) The charming home on the west lot, features tasteful updates throughout. On the main level, you'll find two cozy bedrooms, one of which has just received a fresh coat of paint, an updated bathroom, a few newer windows, updated exterior doors and a functional kitchen perfect for preparing farm-fresh meals. Outside, the fully fenced yard provides a secure environment for your animals to graze and play, while mature apple trees offer seasonal delights. The property includes a double car garage for convenient storage, as well as an existing animal shelter to accommodate your livestock. Additionally, updated mechanical systems, newer shingles, and a sump pump help to ensure peace of mind. Looking to expand your entrepreneurial endeavors? With such expansive space, you could easily envision building your dream workshop or business facility [subject to municipal approval]. Whether you're pursuing a home-based business or looking to explore new ventures, the possibilities are endless at this idyllic property.

Built in 1945



Essential Information

MLS® #	A2127936
Price	\$184,000
Sold Price	\$178,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	824
Acres	0.39
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4204 49 Avenue
Subdivision	NONE
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L2

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, No Smoking Home, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Many Trees
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 24th, 2024
Days on Market	22
Zoning	UR
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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