

# \$169,000 - 4701 53 Street, Stettler

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MLS® #A2133763

**\$169,000**

4 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.14 Acres

Downtown West, Stettler, Alberta

Welcome to this charming bungalow located in the heart of Stettler, Alberta. Perfect for investors, first-time homebuyers, or those looking to downsize, this home offers a blend of comfort and convenience. Inside, the main floor features a classic bungalow layout, with a front living room, kitchen overlooking the backyard, and 3 beds and a bath down the hall. Side exterior door leads directly to the basement, where you'll find an additional bedroom, an L-shaped living area (could be converted back to living plus 5th bedroom) and a two piece bath (could steal room from the laundry to become a 3 piece.) The eye-level windows in the basement ensure a bright and inviting space. The yard will not disappoint, with a completely and separately fenced front and back yard, a single car garage, and additional parking space. The home has seen numerous updates over the years including cabinets, furnace, electrical, some window replacement, shingles (2020) and modern appliances. Situated on one of Stettler's most beautiful tree-lined streets, this property is just a short walk from schools, shopping, parks, playgrounds, and walking paths. Don't miss this opportunity to own a cozy, bungalow in a walkable location in Stettler. Whether you're looking for a smart investment, your first home, or a comfortable downsizing option, this property is a perfect fit.

Built in 1953



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2133763    |
| Price          | \$169,000   |
| Sold Price     | \$160,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 903         |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4701 53 Street            |
| Subdivision | Downtown West             |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L2                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Smoking Home                                        |
| Appliances        | Microwave, Portable Dishwasher, Refrigerator, Stove(s) |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane, Corner Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 22nd, 2024  |
| Date Sold      | June 20th, 2024 |
| Days on Market | 27              |
| Zoning         | R2              |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY |
|----------------|------------------------|



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