

\$429,000 - 6709 40 Avenue, Stettler

MLS® #A2139583

\$429,000

5 Bedroom, 3.00 Bathroom, 1,213 sqft
Residential on 0.16 Acres

Meadowlands, Stettler, Alberta

Nestled in the highly desirable Meadowlands neighborhood of Stettler, this charming bungalow offers the perfect blend of comfort, convenience, and modern living. With meadows stretching behind the property, you'll enjoy tranquility and picturesque views from your kitchen windows and backyard.

The home boasts five generous bedrooms and three full bathrooms,(full ensuite) making it ideal for families or those who love to entertain. The two distinct living areas include an open concept main floor that seamlessly integrates the living room, dining area, and kitchen and a cozy basement space perfect for movie nights and a place for the kids to play. The heart of this home features new (2023/24) stainless steel appliances, a convenient pull-out pantry, and bright kitchen windows providing loads of natural light and open views of the yard and fields behind. Most of the main floor has just been painted including kitchen/dining, livingroom, entry main bath and hallway.

Enjoy the fresh air on the back deck, completed within the last couple of years, perfect for outdoor dining, relaxation, and hosting gatherings. The fenced yard, enclosed with a newer vinyl fence, offers privacy and security for children and pets. The heated attached double car garage provides ample space for vehicles and storage. Additionally, there is RV parking complete with 30 amp



power and sewer dump right on the property. The exterior of the home also features Jamies Hardie cement board siding, triple pane windows, a newer overhead garage door, as well as newer front and back entry doors enhancing the home's already great curb appeal and energy efficiency.

This home is a rare find in a prime location. Donâ€™t miss the opportunity to make it yours and enjoy the serene lifestyle Meadowlands has to offer.

Built in 2010

Essential Information

MLS® #	A2139583
Price	\$429,000
Sold Price	\$422,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,213
Acres	0.16
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6709 40 Avenue
Subdivision	Meadowlands
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L1

Amenities

Parking Spaces	6
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Parking Double Garage Attached

Interior

Interior Features See Remarks
Appliances Dishwasher, Microwave Hood
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features RV Hookup
Lot Description Back Lane, Backs on to Park
Roof Asphalt Shingle
Construction Cement Fiber Board, Wood P
Foundation ICF Block, Poured Concrete

Additional Information

Date Listed June 21st, 2024
Date Sold July 3rd, 2024
Days on Market 12
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY



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