



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**6207 39 Avenue Close
Stettler, Alberta**

MLS # A2310884



\$419,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Irregular Lot, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, Pantry		

Inclusions: Fridge, stove, dishwasher, window coverings, garage door openers w/remotes x2, pantry, microwave, central vac w/attachments

Welcome to this great family home located in a quiet cul-de-sac in the sought-after neighborhood of Grandview. If you've been searching for extra garage and parking space, this property may be exactly what you've been waiting for. With a 21x21 attached garage, a 24x24 detached garage, and RV parking out back, there's plenty of room for vehicles, toys, and hobbies. As you enter the home, you're welcomed by a bright and spacious open-concept living and dining area. The dining space is ideal for entertaining and can easily accommodate a large table for family gatherings or guests. The kitchen offers plenty of cupboard and counter space, along with a pantry for additional storage, and just off the kitchen is a cozy breakfast nook perfect for casual meals or morning coffee. The main floor also features a 4-piece bathroom, two bedrooms, with a spacious primary bedroom complete with its own 3-piece ensuite. Downstairs, you'll find a large rec room or family room that can easily adapt to your needs. The lower level also includes two generous-sized bedrooms, a 3-piece bathroom with a huge custom shower, and a laundry room. There's even a great storage area under the stairs that could make an ideal craft room or hobby space. Outside, the fully fenced backyard offers a large deck, beautiful brick patio work, and plenty of room to relax or entertain with not a lot of maintenance required. The detached garage is conveniently located off the alley and is divided into two sections, providing space for both parking and a workshop area. Attached to the side of the garage is a handy garden shed, keeping your outdoor tools organized and out of the garage. There's also dedicated RV parking in the back. If you've been looking for a home in a fantastic location with exceptional garage space and extra parking, this property

deserves a closer look.