



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4905 82 Street  
Stettler, Alberta

MLS # A2313667



**\$645,000**

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | NONE                             |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | Acreage with Residence, Bungalow |        |                   |
| Size:     | 1,604 sq.ft.                     | Age:   | 1993 (33 yrs old) |
| Beds:     | 5                                | Baths: | 2 full / 2 half   |
| Garage:   | Double Garage Attached           |        |                   |
| Lot Size: | 3.61 Acres                       |        |                   |
| Lot Feat: | Landscaped                       |        |                   |

|             |                      |            |               |
|-------------|----------------------|------------|---------------|
| Heating:    | In Floor, Forced Air | Water:     | -             |
| Floors:     | Carpet, Linoleum     | Sewer:     | -             |
| Roof:       | Asphalt              | Condo Fee: | -             |
| Basement:   | Full                 | LLD:       | -             |
| Exterior:   | Wood Frame           | Zoning:    | Urban reserve |
| Foundation: | Poured Concrete      | Utilities: | -             |
| Features:   | Ceiling Fan(s)       |            |               |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, garage door opener with remote.

Acreage living within town limits is a rare find. Located on the west edge of Stettler right off of Highway 12, this unique property offers space and convenience in one exceptional package. You can enjoy the freedom of country living while remaining just minutes from all the amenities of town. The spacious home features a bright, open-concept layout designed for comfortable family living. The kitchen offers abundant oak cabinetry, a tiered island ideal for casual dining or entertaining, and seamless flow into the dining area, where garden doors lead to the large back deck. The generous living room is filled with natural light from a picture window and includes direct access to the front deck. The primary bedroom features a walk-in closet and private ensuite, while a second bedroom, full bathroom, half bathroom, and large laundry room complete the main level. The fully developed basement provides exceptional additional living space with a massive family room suited to recreation, games, hobbies, or movie nights. A durable linoleum area at the bottom of the stairs creates an ideal location for crafts, projects, or a workspace. Three additional bedrooms, a bright bathroom with a corner shower, and a storage room with an attached cold room provide excellent functionality for growing families. Comfort is ensured year-round with both in-floor heat and forced-air heating. The attached double garage measures 28' x 24', providing ample room for vehicles, storage, and projects. Outside, the two decks offer options for sun or shade throughout the day. A substantial 72' x 40' cold storage pole shed with large sliding doors provides outstanding space for equipment, RV storage, recreational vehicles, or hobby use. Mature spruce, poplar, and maple trees frame the property, while the expansive lawn, garden area, and open space create the perfect setting for enjoying acreage life without

leaving town.