



GRASSROOTS
REALTY GROUP

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5007B 46 Street
Stettler, Alberta

MLS # A2314880



\$280,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,517 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Gravel Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	ICF Block
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: None

Built in 2010, this well-designed half duplex offers four bedrooms, three and a half bathrooms, and a great layout for families, first-time buyers, or anyone looking for low-maintenance living with extra space. The main floor features loads of bright opening windows, a comfortable living area with a cozy gas fireplace, functional kitchen and dining space, access to the barbecue deck and fenced backyard, and an oversized heated single attached garage (30' x 13.5'). Upstairs, you'll find three comfortable bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. The finished lower level adds more flexibility with the fourth bedroom, another full bath, a comfortable entertaining space or hangout area, as well as dedicated storage. Quality ICF construction, including a full ICF wall between units, helps create a quieter and more comfortable living environment. With desirable features throughout and a strong price point for the Central Alberta market, this is a fantastic opportunity for buyers looking for value without sacrificing comfort.