



**4103 63 Street  
Stettler, Alberta**

**MLS # A2319513**



**\$409,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Bar, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** stand up freezer, basement dishwasher, basement refrigerator

Beautifully kept and thoughtfully updated, this bungalow sits on a quiet, family-friendly street surrounded by well-cared-for homes and wonderful neighbours. From the moment you arrive, the great curb appeal, adorable window boxes, mature landscaping, and cottage-like charm create such a welcoming first impression. Inside, the home has been meticulously cared for and updated over the last few years, including NEW LUXURY VINYL PLANK FLOORING running seamlessly throughout the entire main floor (2024), NEW CARPET in the basement (2024), and fresh paint throughout most of the home. The main floor offers a bright, comfortable layout with multiple living spaces, including one area currently being used as a large dining room, as well as a cozy WOOD-BURNING FIREPLACE. The BEAUTIFULLY RENOVATED KITCHEN features a centre island, GRANITE SINK, HIGH-QUALITY FACTORY-PAINTED CABINETRY, and a great layout that makes everyday living easy. With four bedrooms and three bathrooms, there is plenty of room for a growing family, guests, or flexible use of space. The primary bedroom features a stunning feature wall and a full ensuite, adding a beautiful touch of style and comfort. The lower level adds even more value with a new wet bar/kitchen area (2024) that connects beautifully to a great entertaining space, making it ideal for hosting, extended family, or added flexibility. Additional updates include a NEW FURNACE (2023), WATER SOFTENER (2024), APPLIANCES DOWN (2024), and HEAT PUMP WASHER/DRYER (2024). Outside, the pie-shaped lot offers a beautifully landscaped yard with both front and back appeal. Enjoy the large covered back deck, fruit trees, garden space, fire pit area, and plenty of room to enjoy the outdoors. The newer QUALITY TREATED WOOD FENCE (2021), DOUBLE HEATED DETACHED

GARAGE, and INSULATED GARAGE DOOR (2023) add even more value. The home also offers newer SHINGLES (2019) and freshly painted composite siding. Located within walking distance to the Rec Centre, parks, and nearby walking paths, this is a clean, updated, move-in ready home in a wonderful Stettler neighbourhood.