



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**8, 55 Street Close  
Stettler, Alberta**

**MLS # A2326144**



**\$409,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,584 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, See Remarks, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Wahserx2 Dryerx2 Pool Table, Hot tub with enclosure

RECENTLY UPDATED, AND UPGRADED HOME. Enter the front foyer to the living room with overlooking dining area. A newer kitchen is spacious, and bright. New vinyl plank flooring. This home has a rustic modern feel with lots of rich wood features. The master bedroom has a 9x9 walk in closet, and 2 pce ensuite. A former sitting room has been transformed to a 3rd bedroom on the main floor. Recently renovated main-floor bathroom boasting a gorgeous tiled shower and updated tile floors. Newly added main-floor laundry complete with a space-saving stackable washer and dryer. New electrical panel 2024. Retreat to the fully finished basement with full entertaining bar area and a gas fireplace, plus a bonus pool table for games. A 4 pc bathroom, large bedroom, office, and another laundry area complete the lower level. The backyard is fully fenced and has a large glass gazebo with a hot tub (\$20K new) just off the pebble patio. Close to everything Stettler has to offer with a central location and walking paths across the street.