



GRASSROOTS
REALTY GROUP

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6108 41 Avenue
Stettler, Alberta

MLS # A2326960



\$469,000

Division:	Grandview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,436 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Covered, See Remarks, Triple Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Discover the perfect blend of space and privacy in this 4-bedroom, 3-bathroom home. This home is filled with light and comfort. Inside, enjoy peace of mind with two new furnaces, a new hot water tank, and 2018 shingles and siding. The interior features updated flooring in the kitchen and basement (2020), plus a massive games room with a wet-bar—perfect for a pool or ping-pong table. Cozy up by the wood-burning fireplace or the wood stove during winter months. Fall in love with the 3-car garage and side RV parking, while the well-treed, private backyard offers a peaceful retreat. Facing a playground, green-space to the south. This is a move-in-ready gem.