



GRASSROOTS
REALTY GROUP

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**4111 61 Street
Stettler, Alberta**

MLS # A2328255



\$395,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

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

This lovingly cared-for home offers comfortable living spaces, a functional layout, and the flexibility to suit families, retirees, or those making the move to town from the farm. Situated across from a large greenspace and just minutes from the Stettler Recreation Centre, ball diamonds, soccer fields, and playgrounds, this property combines a peaceful setting with excellent amenities close at hand. Step inside to a bright and inviting main floor where rich laminate flooring, warm neutral tones, and large windows create a welcoming atmosphere filled with natural light. Central air conditioning keeps the home cool and comfortable throughout the summer months. The open-concept living and dining areas provide an ideal space for everyday living and entertaining. The kitchen is both attractive and functional, featuring beautiful wood cabinetry, a tile backsplash, and a double stainless steel sink. Upstairs, the comfortable bedrooms are finished with neutral carpeting, light walls, and oak interior doors. A versatile bonus room with garden doors leading directly onto the wrap-around deck provides endless possibilities as a home office, playroom, reading nook, or bright space for your favorite plants. The full bathroom is finished with a white vanity, tub and shower combination, and eye-catching hexagonal flooring. The lower level offers even more living space with a generous family room highlighted by a built-in bar with mirrored backdrop, creating the perfect setting for movie nights, entertaining, or relaxing with family and friends. An additional office or hobby room features built-in shelving and closet space, while the three-piece bathroom includes a walk-in shower, laundry area, and abundant storage. Additional storage is found beneath the stairs as well as in a dedicated storage area complete with extensive shelving and extra closet space. Outside, the property continues to

impress. The front yard is beautifully maintained with attractive flower beds, a paved driveway, and lovely curb appeal. The expansive wrap-around deck offers multiple areas to enjoy both sunshine and shade throughout the day, while the backyard is enhanced with additional flower beds and mature landscaping. A sidewalk leads to the finished, double detached garage, complemented by a concrete parking pad behind the garage and additional space for extra vehicles, trailers, or RV parking. This move-in ready property offers the space, flexibility, and location to suit a wide variety of buyers, making it a wonderful place to call home.