



GRASSROOTS
REALTY GROUP

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4820 46 Street
Stettler, Alberta

MLS # A2330551



\$269,000

Division:	Downtown East		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt

Basement: Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

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

Beautifully renovated with quality craftsmanship throughout, this attractive corner-lot home is truly move-in ready. The welcoming front deck creates an inviting first impression and leads into a practical entryway complete with space for coats and everyday essentials. Inside, the spacious living room is warm and comfortable with attractive laminate flooring and a convenient pass-through to the kitchen, creating a bright and connected living space. Just off the living room is a bedroom along with a beautifully updated full bathroom featuring a custom tub and shower surround. The kitchen has been tastefully modernized with contemporary cabinet doors, tile flooring, and an open design that flows seamlessly into the dining area, making it ideal for family meals and entertaining. The primary bedroom offers an entire wall of closets for exceptional storage and is located beside the second renovated bathroom, complete with a modern vanity and corner shower. A generous rear entry provides plenty of room for coats, boots, and daily organization. The basement adds even more functional living space with a private office, a large utility room that combines laundry, storage, and workspace, plus a cozy family room separated by French doors—perfect for movie nights, games, or relaxing after a long day. The oversized garage is a standout feature with access from the street, a large adjacent parking area, abundant shelving and cabinetry, a generous workbench, and wiring for a television, making it an excellent workshop or hobby space. Outside, the fully fenced backyard and side yard provide plenty of room for children and pets to enjoy. A cross-fenced dog run with planter boxes offers added versatility, while the solid back deck is the perfect place for summer barbecues or relaxing outdoors. Thoughtfully updated from top to bottom, this inviting home combines quality

renovations, comfortable living, and excellent outdoor space in a family-friendly package.