



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4113 60 Street
Stettler, Alberta

MLS # A2330758



\$375,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscap		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Linoleum, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Bar, No Smoking Home, Pantry, See Remarks, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Perfect family home 3 bedrooms up/1 down, 2 baths. The interior of the home, totally repainted 2019, modern and bright, newer hardware in kitchen and light fixtures to update the look. Oak cupboards and oak hardwood floors in bedrooms and living room. Full basement with gas fireplace. The windows and exterior doors have all been replaced from original. In 2020 the shingles, soffits, fascia, eaves troughs, and siding to both the house and garage. Detached garage boasts a size of 24x28 for lots of room to tinker. The backyard is completely fenced. Large porch with walk out backdoor leads to cement patio, lawn area, with an RV gravel pad, for extra toy storage. Located in a family area. Close to parks, Rec Centre.