



GRASSROOTS
REALTY GROUP

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4702 49 Street
Stettler, Alberta

MLS # A2331484



\$285,000

Division:	Downtown East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,856 sq.ft.	Age:	1920 (106 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 2nd fridge and stove in suite

Welcome to this bright and inviting home, ideally located in the heart of Stettler, just steps from downtown, shopping, schools, parks, and playgrounds. Filled with natural light from the abundance of windows, this home offers a warm and welcoming atmosphere from the moment you step inside. The spacious front sunroom provides the perfect place to enjoy your morning coffee, unwind with a book, or create a cozy sitting area flooded with sunshine year-round. The main living spaces are open and functional, making everyday living and entertaining a breeze. The upper level includes an existing illegal suite, offering excellent flexibility for extended family, guests, or potential rental income, subject to municipal requirements and buyer verification. The basement offers a flex room as well as a laundry and storage area. Outside, you'll find a fully fenced backyard with plenty of room to relax, garden, or entertain. A dedicated garden area is ready for your vegetables or flowers, while the single detached garage provides convenient parking and additional storage. Whether you're looking for your first home, an investment opportunity, or a property with space for multi-generational living, this home offers exceptional value in a convenient Stettler location.