



GRASSROOTS
REALTY GROUP

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5008A 49 Street
Stettler, Alberta

MLS # A2333297



\$324,900

Division:	Downtown East		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,291 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Perimeter Wall

Features: Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 0

LLD: -

Zoning: C1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, microwave, washer, dryer, all window coverings, garage door opener

Welcome to easy, maintenance-free living in this well-maintained adult-living end-unit triplex condominium! Built in 2007, this wheelchair-accessible home offers the perfect combination of comfort, convenience, and thoughtful design. Featuring 2 spacious bedrooms and 2 full bathrooms, this bright end unit boasts an open-concept layout with a functional kitchen complete with a large island, corner pantry, and ample cabinetry. The cozy living room is highlighted by a gas fireplace, creating a warm and inviting space for relaxing or entertaining. Enjoy the convenience of main-floor laundry, generous in-home storage, and a double attached garage. Major updates provide peace of mind, including a new furnace (2021), new hot water tank (2021), and a new central air conditioning unit. Ideally located close to downtown shopping, amenities, and services, this low-maintenance condo is perfect for those seeking comfortable adult living with accessibility and convenience in mind. Move in and enjoy a carefree lifestyle!