



GRASSROOTS
REALTY GROUP

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5327 60 Street
Stettler, Alberta

MLS # A2335535



\$273,500

Division:	Emmerson		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,132 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Sump Pump(s)

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	DC1
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer

Welcome to this inviting middle unit in a four-plex, offering a comfortable layout, low-maintenance outdoor space, and a great setting. The home faces a large, beautifully landscaped greenspace with mature trees, while a nearby playground adds convenience for families. With no neighbors directly behind, the backyard offers added privacy, along with convenient parking and fenced separation between the adjoining yards. Inside, new paint and new flooring throughout create a fresh, cohesive, move-in-ready feel. The spacious living room features a coat closet near the front entrance and a decorative entry door with glass inlay, adding a welcoming touch. The kitchen offers plenty of wood cabinetry with ample upper and lower storage, white appliances, a double sink, and an adjoining dining area with a window overlooking the backyard. A convenient two-piece bathroom is located just off the kitchen and dining area, close to the rear entrance. Upstairs, the spacious primary bedroom features a walk-in closet, along with two additional bedrooms and a bright four-piece bathroom with tub/shower combination. The finished basement provides even more living space with a large family room, an additional bedroom, and a bathroom with a walk-in shower and built-in shelving. A new drop ceiling has been installed in the basement as well. The mechanical room doubles as the laundry area and offers additional storage space. Whether you are purchasing your first home, looking for a rental property, or wanting a manageable home with plenty of living space, this property offers versatility, convenience, and value in a great setting.