



GRASSROOTS
REALTY GROUP

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**5209 57A Street
Stettler, Alberta**

MLS # A2338821



\$579,800

Division:	Emmerson		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,643 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.49 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lawn, Level, Many T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener with Control, Shed, R O System "as-is", Chest Freezer

Set in one of Stettler's most established and sought-after areas, surrounded by beautiful homes, mature landscaping, and within easy reach of downtown, schools, parks, and everyday amenities, this is the kind of property that offers both an incredible place to live today and exciting potential for the years ahead. With a classic stucco exterior and an impressive 1,600 sq. ft. main floor, the home has the size, layout, and location that are increasingly hard to replicate. Step inside to a welcoming main living room where a gas fireplace anchors a comfortable family-style space. The kitchen is open and connected without being completely exposed to the living room, creating an easy everyday layout with a centre island, generous cabinetry, a large pantry, and a casual dining area that simply feels made for family life. Large windows bring the mature surroundings into view, while direct deck access makes outdoor living an easy extension of the home. All three main-floor bedrooms are thoughtfully located together, along with a 4-piece bathroom. The spacious primary bedroom offers room for substantial furniture, a large walk-in closet, and its own 3-piece ensuite. Downstairs, the fully finished basement adds another level of comfortable living with cozy in-floor heat, an oversized family and recreation room, two additional bedrooms, a 3-piece bathroom, excellent storage, and a dedicated computer or hobby area. Outside, the home sits on one of the most spacious lots in town—a beautifully established corner property with mature landscaping, fruit trees, underground sprinklers, RV parking, and a private back deck. Lots with this kind of space simply aren't developed like they used to be, giving you a setting that would be incredibly difficult to recreate today. Kids or grandkids can walk to school, while downtown and so much of Stettler are close at hand.

Enjoy this home exactly as it is, update it over time, or imagine a stunning reinvention—the footprint, lot, setting, and neighbourhood give you an exceptional foundation to work with. These are the homes buyers wait for: substantial, established, wonderfully located, and designed for you to put down roots, settle in, and quite possibly never need to leave.