



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4704 53 Street
Stettler, Alberta

MLS # A2339426



\$315,000

Division:	Downtown West		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Gravel Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: Shed, Greenhouse

Lovingly maintained, this home offers a wonderful combination of character and functionality. Inside you'll be welcomed by an abundance of natural light streaming through the expansive picture windows. The seamless flow from the living room into the kitchen makes entertaining family and guests effortless. Beautiful, refreshed kitchen cabinets create an inviting space for preparing dinner. Both upstairs bedrooms accommodate a queen-size bed, and the primary can fit a king if you prefer! Slip into the relaxing soaker tub in the main bath at the end of the day, ensuring a good night's rest. The basement provides additional living space and flexibility for a growing family, guests, hobbies, or a home office. You'll find a family room, recreational flex space, a cozy 3rd bedroom, a 3 pc bath within the laundry room, storage with plenty of shelving and a small workshop in the utility room. Outside, you'll appreciate the beautiful yard, enhanced by established perennials that add vibrance throughout the spring and summer months. The single detached garage provides secure parking and additional storage for all your tools. The garden area was previously used for RV parking, the access gate functions well. Updates include: Freshly painted kitchen cabinets and walls, dining and living room, industrial air conditioner, front deck stain, vinyl windows (2010) furnace (2009) hot water tank (2009) Situated close to schools and shopping, with easy access to downtown Stettler, everyday conveniences are just minutes away. Whether you're a first time buyer, a small family, downsizing, or looking for an affordable home in a well established community, this property offers a comfortable place to call home.