



GRASSROOTS
REALTY GROUP

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4802 47 Street
Stettler, Alberta

MLS # A2340060



\$180,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,452 sq.ft.	Age:	1906 (120 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

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

Inclusions: n/a

Situated on a corner lot with back alley access, this property offers a functional main-floor layout with a living and dining area, kitchen, two bedrooms, an additional room that could serve as a third bedroom or office, and a 4-piece bathroom. The partially developed basement provides additional living space along with plenty of storage. Outside, the property features a fully fenced backyard and detached double garage with convenient alley access. With only one direct neighbour, the corner lot provides added space and accessibility. Located close to shopping, schools, and local services, the property is well positioned within the community. The home is in need of updating and repairs throughout and is being offered in its current condition, making it best suited to a buyer prepared to take on a renovation project.