



GRASSROOTS
REALTY GROUP

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4719 49 Street
Stettler, Alberta

MLS # A2340073



\$209,000

Division:	Downtown East		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	2,816 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot		

Heating:	Natural Gas, See Remarks	Water:	-
Floors:	Subfloor	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Prime investment opportunity just one block from downtown Stettler! This property is currently in the process of being converted into three separate municipally approved units(triplex) with extensive work already completed and a strong foundation in place for the next owner to carry the project through to completion. The current planned layout includes two one-bedroom units and one larger two-bedroom unit each designed with an open-concept kitchen, dining, and living area, along with dedicated space for stackable in-suite laundry. At its current stage of construction, the building also offers the flexibility to shift direction and adapt the spaces for commercial use, depending on the buyer's plans and applicable municipal requirements. Significant improvements have already been completed, including a brand-new roof, soffit, fascia, and eavestroughs. Framing is complete throughout all three and the required fire separation between each has been completed through the living areas, attic spaces, and below. The existing sewer service remains in place and is ready to be tied into, as well as natural gas and water lines to the building. Quotes have already been obtained for the required windows and doors. Engineered drawings are available for review. The proposed use has received municipal approval, helping take much of the preliminary planning out of the project for the next owner. The property is zoned R2A, offering flexibility for either residential or discretionary commercial uses.