



GRASSROOTS
REALTY GROUP

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5720 50A Avenue
Stettler, Alberta

MLS # A2344710



\$195,000

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1930 (96 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Set on an impressive 150FT deep lot, 5720 50A Avenue offers comfortable living space, a functional layout, and plenty of room to enjoy outdoors. Originally built in 1930, the home was later renovated adding two bedrooms, creating a total of three good sized bedrooms, the primary featuring a large walk-in closet and one four piece bath. The updated kitchen offers ample cabinetry and flows into the main living and dining areas, while the spacious mudroom/entrance provides convenient access to both the front and back yards. Important updates include a high-efficiency furnace,(2011), an updated 100 amp electrical panel and newer shingles, soffit, fascia and eaves troughs. The entire home has hard flooring, making it easy to keep clean. Outside, the fully fenced yard is a standout feature, with plenty of space for gardening, kids, pets, or future plans. A back deck provides outdoor living space, while the large tarp style Quonset and garden sheds offers additional storage. With the generous lot depth, there is also plenty of room to add a detached garage if desired. Located on a beautiful tree lined street easily walkable to schools, shopping and restaurants.