



GRASSROOTS
REALTY GROUP

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4806 53 Street
Stettler, Alberta

MLS # A2345697



\$276,000

Division:	Downtown West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1930 (96 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Other
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave

Full of character and tucked along one of Stettler's beautiful tree-lined streets, this home has charm from the moment you arrive. Add in a location just a block from the school and an easy walk to downtown, and there is plenty to love here. Inside, original character takes centre stage with stained hardwood floors, thick substantial baseboards, ceiling details and touches of old-world charm throughout. The combined living and dining space feels cozy and inviting, with plenty of room to gather. The kitchen is complete with stainless steel appliances and convenient access to the back deck – an easy extension of the living space for family time, friends and summer evenings outside. Also on the main floor is a spacious bedroom with double closets, plus a second bedroom tucked privately toward the back of the home. Upstairs, the third bedroom feels like its own little oasis, with great closet space and plenty of character. The basement is nearly finished, needing mainly flooring and trim to complete the space. A full bathroom with a deep soaker tub is already in place, along with additional storage and a cold room. Outside, the fully fenced yard offers alley access and a nice detached garage complete with 220 power. And the location really is hard to beat – less morning rush with the school just a block away, while downtown shopping, coffee shops and everyday amenities are all within walking distance. Come for the charm, stay for the location. Available for immediate possession.