



GRASSROOTS
REALTY GROUP

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6, 6500 40 Avenue
Stettler, Alberta

MLS # A2347834



\$390,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,553 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 125
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Shed

This is your DREAM retirement home! This 55+ neighborhood is quiet, peaceful, and beautiful! Sit back and relax while your lawn is being mowed, snow shoveled, and the park like green space is all maintained for a \$125 monthly condo fee. Enjoy the convenience of having all the amenities on one level...No Stairs or basement to worry about. Park inside the attached 22 x 18 garage. The long driveway has room for RV parking. Shingles and Siding were updated in 2019. Upon entering this home, you are greeted with a bright and spacious open concept. As you stroll through the living room and into the dining room you have a spectacular view overlooking the back yard and green space. Homes like this don't come along very often so make an appointment today and see how great your life can be!