



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

6014 50A Ave  
Stettler, Alberta

MLS # A2348148



**\$449,900**

|           |                                                          |        |                   |
|-----------|----------------------------------------------------------|--------|-------------------|
| Division: | Rosedale                                                 |        |                   |
| Type:     | Residential/House                                        |        |                   |
| Style:    | Bungalow                                                 |        |                   |
| Size:     | 1,120 sq.ft.                                             | Age:   | 2008 (18 yrs old) |
| Beds:     | 4                                                        | Baths: | 3                 |
| Garage:   | Double Garage Attached, Single Garage Detached           |        |                   |
| Lot Size: | 0.17 Acre                                                |        |                   |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Underground Sprinklers |        |                   |

|             |                                    |            |    |
|-------------|------------------------------------|------------|----|
| Heating:    | In Floor, Forced Air               | Water:     | -  |
| Floors:     | Carpet, Linoleum                   | Sewer:     | -  |
| Roof:       | Asphalt Shingle                    | Condo Fee: | -  |
| Basement:   | Full                               | LLD:       | -  |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame | Zoning:    | R2 |
| Foundation: | ICF Block                          | Utilities: | -  |
| Features:   | Kitchen Island                     |            |    |

**Inclusions:** Fridge in Laundry room, Built in Vac & Attachments, Automatic door openers and controls, A/C

VERY WELL MAINTAINED HOME. Built SOLID with ICF concrete block basement! COMPLETELY FINISHED up and down and the house has A/C. Main floor has an open concept, and the kitchen features an island and corner pantry. Main Bedroom is Large with a beautiful Ensuite Bathroom. Also on main floor is a second bedroom and main floor Laundry. Main bath is a 4 piece with a nice one piece surround tub. Lots of space in the basement with LARGE FAMILY room, 2 additional bedrooms, a Large 3 piece bathroom, and most importantly has IN FLOOR HEAT. The attached double heated garage has in floor heat, and as a BONUS there is an additional single detached garage heated with an overhead forced air furnace. Covered Front Deck, and Large Deck off the back that has gas hookup for your BBQ, backyard is fenced, behind the fence you have room for RV parking and additional parking space for your vehicles. Yard has underground sprinklers. Also as a bonus, there is Playground near by. This is a rare find in this price range, don't miss your chance to become the new owner.