



**GRASSROOTS**  
REALTY GROUP

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329 4A Street  
Stirling, Alberta

MLS # A2225658



**\$259,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,180 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	ICF Block	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, stove, portable dishwasher, microwave, gas stove(in basement), dishwasher (in basement), 2 washers, 2 dryers, central air, blinds

Here is a great opportunity for some sweat equity! This property was built with a basement suite in mind. An open concept main floor with vaulted ceilings, a large kitchen with pantry and 3 main floor bedrooms. The main floor also features two bathrooms including a four-piece ensuite and it's own laundry. This property has 2 separate basement entrances (front and a walk-up) and separate heating up and down (forced air & hot water). There's 2 basement bedrooms, a large living room, kitchen and four-piece bathroom. The basement has it's own laundry area and additional storage as well. There's also central air and front parking. Located in the family friendly, quiet village of Stirling!