



GRASSROOTS
REALTY GROUP

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**5013 53 Street
Stettler, Alberta**

MLS # A2229275



\$239,000

Division:	Downtown West		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,440 sq.ft.	Age:	1946 (79 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge(3), Stove(3), washer dryer (main) Portable dishwasher (upper) . Countertop dishwasher & portable washer (basement)

Close to downtown core of Stettler. This home has 3 separate illegal suites, and has been this way for over 30 years. Each with its own power meter, gas and municipal utility is paid by the landlord and each with a separate entrance. Current owner has done many repairs and up keep to the property. Stettler has a thriving rental income, and easily a good investment.