



**GRASSROOTS**  
REALTY GROUP

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**505 3 Street  
Stirling, Alberta**

**MLS # A2233941**



**\$274,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Laminate Counters		

**Inclusions:** Shed, Dog Run

Nestled on a generous corner lot in the peaceful village of Stirling, this storybook 1.5-storey home offers more than just a place to live—it offers a lifestyle. Surrounded by mature trees, saskatoon bushes, and tucked just across the street from Stirling School, this home is perfectly positioned for families and anyone seeking the charm of small-town living with all the essentials just steps away. Inside, discover over 1,500 square feet of warm, inviting space filled with natural light. The spacious main floor features a large living room with east-facing windows—perfect for sunrise coffee moments—while staying cool through the afternoon. The kitchen is well-appointed with stainless steel appliances, a gas range, and a layout that blends function and comfort. The dining room is impressively large, ready to host everything from holiday feasts to weeknight dinners for a crowd. The main floor also offers a spacious primary bedroom that easily fits a king-sized bed—plus room for all of life’s extras—and a second bedroom featuring custom-built triple bunks and a fun climbing wall. The updated 4-piece bathroom adds modern comfort, and upstairs, the loft space provides a third bedroom and the flexibility for a fourth, a home office, playroom, or creative studio. Thoughtful updates throughout—vinyl windows, updated siding and roof, a new water heater in 2024—add peace of mind. But what really sets this property apart is the outdoor space: a gardener’s dream, a dog’s paradise, and an entertainer’s retreat all in one. Whether it’s growing your own produce, enjoying s’mores around the private firepit, or tinkering in the 31-foot deep detached garage (yes, even your long-box pickup will fit), this yard is built for living. This is more than a house—it’s a place

to put down roots, grow, and create memories. Don't miss your chance to experience it in person.