

1-833-477-6687 aloha@grassrootsrealty.ca

4504 49 Ave Stettler, Alberta

MLS # A2241425



\$195,000

Division:	Central					
Туре:	Residential/Hou	ıse				
Style:	2 Storey					
Size:	1,080 sq.ft.	Age:	1958 (67 yrs old)			
Beds:	4	Baths:	2			
Garage:	Double Garage Attached					
Lot Size:	0.16 Acre					
Lot Feat:	Lawn					

Floors:Carpet, Tile, Vinyl PlankSewer:-Roof:MetalCondo Fee:-Basement:Partial, UnfinishedLLD:-Exterior:Vinyl Siding, Wood FrameZoning:R2Foundation:BlockUtilities:-	Heating:	Forced Air	Water:	-
Basement: Partial, Unfinished LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: R2	Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Exterior: Vinyl Siding, Wood Frame Zoning: R2	Roof:	Metal	Condo Fee:	-
	Basement:	Partial, Unfinished	LLD:	-
Foundation: Block Utilities: -	Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
	Foundation:	Block	Utilities:	-

Features: Ceiling Fan(s), Storage

Inclusions: window coverings

Welcome to 4504 49th Avenue in the heart of Stettler. A spacious 4 bedroom, 2 bathroom home with an attached garage and plenty of potential. The main floor features a bright and functional layout with large windows, a practical kitchen, and comfortable living spaces ideal for families or first-time buyers. Downstairs, the basement offers additional living space perfect for a rec room, home office, or guest area. The attached garage provides convenient parking and extra storage. Located within walking distance to schools, parks, and all downtown amenities, this home combines space, functionality, and small-town living. A great opportunity for those looking for comfort, value, and a central location.