



GRASSROOTS
REALTY GROUP

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4504 49 Ave
Stettler, Alberta

MLS # A2241425



\$199,000

Division:	Central		
Type:	Residential/House		
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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
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.