



GRASSROOTS
REALTY GROUP

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**5908 57 Street
Stettler, Alberta**

MLS # A2246981



\$619,000

Division:	Tower		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,427 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Ma		

Heating: Central, Mid Efficiency, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: 7-39-19-W4

Zoning: 999999

Utilities: -

Inclusions: hot tub

An acreage and still within the boundaries of the town of Stettler (3 acres). Many beautiful extras including park-like grounds, a garden plot - many fruit trees in full production - an amazing tree house (heated), additional storage for your mower and outside equipment, a hot tub area, a gazebo setting and BBQ setting and so many more tastefully developed areas. Lots of recent upgrading including an open, spacious floor plan c/w windows, doors, fixtures, flooring and modern appliances. There's a country style kitchen along with an eat-in bar and separate dining area, the living room is bright and open and has a set of patio doors leading to a deck. The master suite features a supersized walk-in closet and a 3-piece ensuite bath including a 5-foot shower and again patio doors to another private area. The basement is all but completed just the utility room is untouched. The furnace and hot water system are both upgraded along with the water well system. There's a large recreation area, as well as an office/bedroom/den. The oversized fully finished garage can be accessed thru the mud room or thru 2 other walk-in doors. All in all there are 3 private decks and a separate patio within setting in and around this beautiful home - come have a look - you won't be disappointed.