



**GRASSROOTS**  
REALTY GROUP

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**5009A 53 Street  
Stettler, Alberta**

**MLS # A2246992**



**\$249,000**

<b>Division:</b>	Downtown West		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	In Floor, Hot Water	<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>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vinyl Windows		

**Inclusions:** lawnmower

Here's your perfect retirement home(presently rented). Built in 1996 and well maintained this home shows great and feels very comfortable when you walk in. A country style kitchen right beside the dining/living area plus 2 good sized bedrooms, a bright open floor plan, obviously main floor laundry, underfloor heat, a private back yard and a 13 X 22 garage out back. All in all a very nice home. Earlier possession now very possible!!