



**6101 50A Avenue
Stettler, Alberta**

MLS # A2247725



\$375,000

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,502 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Vinyl Windows		

Inclusions: 1 stoves, 2 dishwashers, 2 refrigerators, 2 dryers, 2 washers, convection stove top

Nestled on a beautiful tree-lined street in Stettler's sought-after Rosedale neighborhood, this charming bungalow sits on an over 13,000FT² corner lot within walking distance to schools and many essential services. Inside, the home has seen extensive renovations and updates throughout the years. The bright kitchen is a centerpiece, featuring a center island, stainless steel appliances, induction cooktop, wall oven, and access to a spacious deck—perfect for summer barbecues or quiet morning coffee. Both bathrooms have been tastefully updated, and the entire home is finished with vinyl windows (excluding the mechanical room) for comfort and efficiency. The shingles have also been recently updated, giving peace of mind for years to come. Upstairs, you'll find a large master bedroom with a two-person jet tub creating a private retreat, plus an additional bedroom and an office that conveniently houses the washer and dryer. With plenty of space to reconfigure, the master could also be converted back to include a full en-suite bathroom, as the layout once offered. Downstairs, the basement offers excellent versatility with its own laundry, a separate entry, two areas that were formerly bedrooms, and a large four-piece bathroom. With its layout and flexibility, this level presents lots of possibilities for how it can be used. Updated mechanicals—including a 100-amp electrical service and high-efficiency furnace—add confidence and value. Outdoors, you'll love the beautifully kept yard with low-maintenance deck featuring aluminum rail and duradek decking and a vinyl fence a huge landscaped yard surrounded by vinyl fencing. A spacious 24 X 31 attached heated garage adds load of value and a large spot for an RV, and an extra long driveway provide outstanding convenience, while two sheds offer great options for storage, hobbies, or

gardening.