



**GRASSROOTS**  
REALTY GROUP

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**3801 64 Street  
Stettler, Alberta**

**MLS # A2248770**



**\$339,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Landscaped, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** None

Located in the quiet, family-friendly area of Grandview this home offers a fantastic layout &mdash;perfect for a growing family or the downsizer alike. The main floor features 3 bedrooms, a bright living room filled with natural light, and a functional kitchen with a center island, corner pantry, and built-in shelving&mdash;ideal for cookbooks and staying organized. Both bathrooms have been updated in recent years, adding a fresh touch to the space. Downstairs, you&rsquo;ll find a large fourth bedroom, a spacious area that could easily accommodate a pool table or games area, and an open layout perfect for entertaining. There&rsquo;s also a generous storage room and laundry area, along with a high-efficiency furnace and a newer water heater. Outside, enjoy the covered back deck with a brand-new floor and natural gas to BBQ, , a finished double garage, and a newer vinyl fence surrounding the backyard. Mature landscaping&mdash;including an apple tree&mdash;offers privacy and shade, creating a peaceful outdoor retreat. The exterior is finished with stucco siding and quality shingles, offering curb appeal and durability. With its solid layout and great location, this home is a fantastic opportunity for buyers looking to add their own touch and build equity in a sought-after neighborhood. Come see the potential this property has to offer.