



GRASSROOTS
REALTY GROUP

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**4709 47 Street
Stettler, Alberta**

MLS # A2251422



\$80,000

Division:	Downtown East		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,379 sq.ft.	Age:	1934 (91 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, dishwasher

Here we have a handyman special. This place has a great layout with a good sized kitchen, dining area, 4 piece bathroom, and a very large living room on the main level. Upstairs there are 3 bedrooms, one of which being a large master. The basement is partially finished and is currently being utilized as a bedroom, but would make a great den. Outside you have parking for 2 vehicles, some large trees for shade and a good sized lawn. For the right person, I believe this home does have some potential.