



GRASSROOTS
REALTY GROUP

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**5703 51 Avenue
Stettler, Alberta**

MLS # A2253472



\$305,700

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1968 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Asphalt, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, Private, Standard Shaped Lot, Wooded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Smoking Home, Vinyl Windows		

Inclusions: Shed

Situated on a BEAUTIFUL TREE-LINED STREET, this home enjoys a GREAT LOCATION CLOSE TO SCHOOLS AND EASILY WALKABLE TO BOTH SCHOOLS AND DOWNTOWN STETTLER. Step inside this spacious FIVE BEDROOM, TWO-BATH BUNGALOW and discover a home that blends style with thoughtful upgrades throughout. Most of the main floor features brand-new LUXURY VINYL PLANK FLOORING, complemented by NEW TRIM AND BASEBOARDS and UPDATED WINDOWS that fill the home with natural light. The kitchen shines with NEW COUNTERS, SINK, AND TAP, plus a charming coffee bar, abundant counter space, and room for a large dining table—perfect for family gatherings. The main bath offers a spa-like feel with GRANITE COUNTERS, DOUBLE UNDERMOUNT SINKS, AND A LINEN TOWER. You’ll also appreciate a NEW BACK DOOR, a COMPLETELY UPDATED ELECTRICAL SYSTEM THAT WAS PROFESSIONAL INSPECTED JUST DAYS AGO, and BLOWN-IN ATTIC INSULATION for added comfort. The METAL ROOF, which comes with a 20-YEAR TRANSFERABLE WARRANTY, ensures long-lasting peace of mind. Plumbing is up to date, with LOW-FLUSH TOILETS in both bathrooms, a water heater installed in 2020. LED LIGHTING throughout most of the home is perfect for energy efficiency. Downstairs, enjoy a cozy family space with BRAND-NEW CARPET in the main living area and VINYL PLANK FLOORING in both lower bedrooms. One bedroom is currently a craft room with a full wall of cabinets, providing exceptional storage potential. The lower level also hosts the laundry area for added convenience. Just steps from the back door, THE DOUBLE GARAGE features INSULATED WALLS, and BEHIND THE GARAGE you’ll find a LARGE PAVED PARKING

AREA-ideal for multiple vehicles or a small trailer. The 150-FOOT-DEEP FENCED LOT offers plenty of space for DOGS TO ROAM AND KIDS TO PLAY, while a POURED CONCRETE PATIO creates an easy-to-maintain outdoor space for relaxing or entertaining.