



**GRASSROOTS**  
REALTY GROUP

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**4901 48 Street S  
Stettler, Alberta**

**MLS # A2255699**



**\$347,770**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,227 sq.ft.	Age:	1942 (83 yrs old)
Beds:	8	Baths:	3
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Corner Lot, Landscaped, Standard Shaped Lot		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Tarp Shed, refrigerator in basement, ice box planter box in yard, one planter box on deck, up against house.

It's what dreams are made of. Step into the large welcoming entryway of this character home and feel the storybook charm that flows through every room. At first glance you'll notice the beautiful original doors with glass doorknobs and the impressive 10-foot ceilings, setting the tone for the timeless character found throughout the home. Offering eight spacious bedrooms (four above grade and four below) and three full bathrooms, this home blends historic beauty with modern comfort. Original woodwork throughout creates a warm, classic atmosphere. Modern upgrades provide peace of mind: updated windows on the main and upper levels, quality shingles in good condition with many years of life left, and updated electrical and plumbing throughout, plus solid, efficient boiler heat (serviced in 2024). The heart of the home is the eat-in kitchen, featuring some newer appliances, a large center island, and plenty of room for entertaining. A spacious dining room/living space nearby makes gatherings easy and welcoming. Two additional rooms on this level provide excellent options for office or study spaces, or could serve as main-floor bedrooms, especially with the convenience of a full four-piece bath on this floor. Upstairs, the two bedrooms each offer their own walk-in closet, adding comfort and functionality to the timeless charm. A charming servant's entrance adds a touch of historic character. The lower level features dry-core subflooring to keep it warm and dry, along with a cold room for your canning. This level also includes the laundry area, four additional bedrooms, and the third three-piece bathroom, plus plenty of storage and an extra living area for flexible use. Outside, the property spans two full lots, giving you endless possibilities—whether you dream of a future garage, a lush garden paradise, or simply extra space to roam.

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