

1-833-477-6687 aloha@grassrootsrealty.ca

## 6117 51 Avenue Stettler, Alberta

MLS # A2266934



\$374,900

Division: Rosedale Residential/House Type: Style: 4 Level Split Size: 1,300 sq.ft. Age: 1976 (49 yrs old) **Beds:** Baths: Garage: Single Garage Attached, Single Garage Detached Lot Size: 0.22 Acre Lot Feat: Landscaped

**Heating:** Water: Forced Air Sewer: Floors: Laminate, Tile, Vinyl Roof: Condo Fee: Asphalt **Basement:** LLD: Partial Exterior: Zoning: Wood Frame R2 Foundation: **Poured Concrete Utilities:** 

Features: Ceiling Fan(s)

Inclusions: Fridge, mini fridge, dishwasher, stove, washer, dryer

Welcome to this beautiful 4-level split home on a 0.22-acre lot near the edge of town — offering privacy, modern comfort, and a great family lifestyle. With no residential neighbors in front, you can enjoy peaceful surroundings while still being close to everyday conveniences. Step into the spacious front entrance that opens into a bright, open-concept main level with beautiful, real hardwood flooring. The living room has plenty of room for family gatherings, with a large front window that brings in natural light. The kitchen stands out with its bold, modern design — featuring sleek cabinetry, stainless steel appliances (including a wine fridge and vent hood), a pull-out coffee bar, and pantry. It flows seamlessly into the dining area, where garden doors lead to a covered deck perfect for family barbecues and summer evenings outdoors. A cement patio extends along the back of the home, creating even more space for entertaining. Upstairs, you will find three comfortable bedrooms and a modern 4-piece bathroom with custom tile and a stone countertop. One level down, the spacious family room has a fireplace and built-in wall cabinets with display shelving and lighting. This space offers endless possibilities — from a home theatre for entertaining to a cozy retreat, A second bathroom with tiled shower and pedestal sink also serves as a laundry area with front-load washer and dryer. The lowest level adds even more flexibility with two additional rooms that can be used as bedrooms, a home gym, craft space, or office — perfect for a growing family or guests. The front yard offers great curb appeal with a cement driveway leading to the attached single car garage, complete with shelving and a full wall of pegboard to keep everything neatly organized. Mature trees provide natural shade and privacy, while flower beds add a welcoming touch of color and

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charm. You will love the large fenced backyard with mature trees, a fenced-in raspberry patch, garden area, and extra garage with more