



**6117 51 Avenue  
Stettler, Alberta**

**MLS # A2266934**



**\$374,900**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; 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 &mdash; 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 &mdash; 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 &mdash; 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

charm. You will love the large fenced backyard with mature trees, a fenced-in raspberry patch, garden area, and extra garage with more parking at the back. This home is located in a welcoming neighborhood with a playground and community garden just down the street. The walking path across the street leads to retail shops, restaurants, and the mall &mdash; everything your family needs, just steps away. A modern, move-in ready home designed for family living &mdash; with space to grow, play, and relax.