

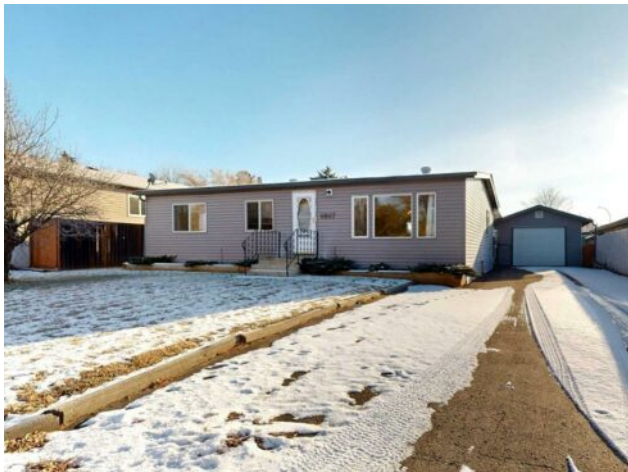


**GRASSROOTS**  
REALTY GROUP

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**6007 Spruce Drive  
Stettler, Alberta**

**MLS # A2273280**



**\$239,900**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener with remote.

This welcoming single-story home in Stettler, Alberta, offers bright, comfortable living in a friendly residential neighborhood. The living room immediately sets the tone with its large picture window, filling the space with natural light and highlighting the warm wood-look flooring. Its generous size allows for a variety of furniture layouts, making it easy to create a cozy family gathering space or a relaxing place to unwind. The kitchen is designed with classic wood cabinetry, white appliances, and a dedicated dining area for everyday meals or hosting loved ones. Patio doors open directly to the outdoors, where a large covered deck creates the perfect spot for morning coffee and evening barbecues. A practical back entrance sits just off the kitchen and includes front-load laundry for added convenience. Down the hall are three comfortable bedrooms, each offering flexibility for family members, guests, or a home office. The bright bathroom includes a tub/shower combination. Outside, the property continues to impress. The single-car garage has pavement right up to it, offering easy vehicle access and a clean, tidy exterior. The fully fenced backyard is ideal for children, pets, or anyone who enjoys privacy. It features mature trees and shrubs that add shade, color, and charm throughout the seasons. With its single-level layout, outdoor living spaces, and low-maintenance design, this home is an excellent fit for families, retirees, or anyone looking for a simple, comfortable lifestyle in a great community.