



**5719 50A Avenue  
Stettler, Alberta**

**MLS # A2277984**



**\$314,900**

<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>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangu		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Call Seller Directly

Click brochure link for more details. Welcome to this spacious family friendly four level split featuring a single attached heated garage and an oversized backyard. Conveniently located close to schools, parks, and shopping. This home offers both comfort and practicality for everyday living. A generous entryway with large closet welcomes you into the main level. The functional and inviting kitchen offers a pantry and flexible space for a breakfast nook, coffee bar or home workspace. The living room is highlighted by a large bay window filling the space with natural light while the dining room features patio doors leading to a large back deck-perfect for entertaining or relaxing. The upper level offers three well sized bedrooms including the comfortable primary bedroom with a private two-piece en-suite. A large four-piece main bathroom with dual sinks serves this level. Two hallway linen closets provide excellent storage and helps keep the space organized. The lower level includes a sizeable family room, fourth bedroom, four-piece bathroom and spacious laundry room with storage cabinets and utility sink-ideal for growing families or guests. The basement offers excellent versatility with two large bonus rooms perfect for a fitness area, home office or games room. Secure storage, cold room and utility room round out this level. Enjoy the privacy and functionality of the fully fenced backyard complete with an over-sized gate providing easy entry for an RV, trailer or equipment storage. Fruit trees and a dedicated garden space make this space a haven for families and outdoor enthusiasts alike. Recent upgrades include siding, shingles, fencing, Duradek and sod make this home move-in ready.