



**5011 C 49 Street
Stettler, Alberta**

MLS # A2279855



\$394,000

Division:	Downtown East		
Type:	Residential/Triplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,265 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Level, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2A
Foundation:	ICF Block	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Fridge, stove, BI dishwasher, BI microwave, washer, dryer, garage door opener

NEW TRIPLEX, conveniently located near shopping and amenities. This delightful home offers an inviting open floor plan making it perfect for relaxation & entertaining. The main bedroom features a walk-in closet and a generous sized 3 piece en-suite complete with a walk-in shower. The second bedroom offers versatility as it can be used for whatever you choose, a bedroom, office, den or craft room. Main floor laundry offers additional convenience and you'll love the mud room off the attached double garage which you enter from the north side alley. This unit has a blend of comfort, style and practicality. One common wall with the middle unit. This unit will have a yard approx 20'x30' on the east end.. GST is included in the purchase price.r.