



**3908 64 Street
Stettler, Alberta**

MLS # A2289850



\$299,000

Division:	Grandview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,082 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, central vac with attachments, garage door opener with attachments

Welcome to this bright and inviting half duplex, featuring beautiful oak hardwood flooring along with matching oak baseboards and trim throughout the main level. The spacious living room greets you with charming bay windows and flows seamlessly into the open-concept kitchen, complete with white cabinetry, a convenient pantry, and ample space for a dining table. The large primary bedroom offers a private 2-piece ensuite, while the second bedroom provides access to a west-facing sunroom with shades and a door leading to the backyard — the perfect spot to enjoy afternoon sunshine. A bright 4-piece bathroom and a dedicated main floor laundry room with built-in cabinetry add everyday convenience. Downstairs, the fully developed basement is bright and welcoming, featuring a generous family room with a unique wall niche at the base of the stairs. This level also includes an additional bedroom, a den with French doors, a 3-piece bathroom with shower, and a spacious utility room with shelving and plenty of storage space. Additional highlights include central vacuum, central air, and a single attached garage. Outside, the front yard features a mature shade tree and faces a large greenspace, offering an open and pleasant view. The partially fenced backyard includes a garden shed and is enhanced by trees and shrubs that provide privacy and shade. Ideally located on a quiet street just a few blocks from the south edge of Stettler, this home also offers the added convenience of a nearby playground. A wonderful opportunity offering comfort, functionality, and a great location!