



**5718 40 Avenue  
Stettler, Alberta**

**MLS # A2290132**



**\$235,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<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	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** 2 fridge's, stove, freezer, washer, dryer, all window coverings, shed.

This clean, well-maintained bungalow is located on a quiet street just one block from the south edge of town. With a playground and ball diamond in the neighborhood, this is an ideal setting for families. The main living area features soft neutral wall colors and plush carpeting, creating a warm and inviting atmosphere. A standout feature of the living room is the electric fireplace with a wooden mantle, while a large front window spanning the front of the home allows natural light to pour in, enhancing the bright and spacious feel. The dining area is adjacent and includes built-in wall cabinetry with a display cabinet for added storage and character. The kitchen offers warm wood-look cabinetry, ample counter space, and white appliances, creating a practical and comfortable cooking space. Down the hall you will find three bedrooms, a 4-piece bathroom, and two linen closets, providing excellent storage. The fully developed basement offers a spacious L-shaped family room that could easily accommodate a variety of activities for a busy household. This level also includes an additional bedroom and a bright 3-piece bathroom with a corner shower. The large laundry room provides space for an extra fridge and freezer along with plenty of additional storage space. The mechanical room offers built-in shelving and even more storage space for off-season items. Outside, the front yard features sidewalks leading to both entry doors, with a driveway from the alley. The side yard is quite spacious and is home to the deck&mdash;perfect for relaxing or entertaining. The fenced backyard includes a large garden shed for added storage. This well-maintained property offers comfort, functionality, and flexible living space, making it a great option for a variety of lifestyles.