



**406 4 Avenue  
Stirling, Alberta**

**MLS # A2292041**



**\$500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,412 sq.ft.	<b>Age:</b>	1920 (106 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.72 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** window AC unit(s), fridge, stove, dishwasher, washer dryer, window coverings, piano, bins of christmas lights

Welcome to a home full of character, space, and timeless appeal. Built in 1920, this well-cared-for 1.5-storey home sits on an impressive 0.72-acre lot, offering room to spread out both inside and out. While the home hasn't seen many recent updates, it has been lovingly maintained over the years and retains the kind of warmth and charm that's becoming harder to find. The main floor features three bedrooms and a 3-piece bathroom, making everyday living convenient and accessible. Upstairs in the half storey, you'll find two additional bedrooms, each with its own ensuite. This rare and functional setup offers flexibility for family members, guests, or private retreat spaces. The partially finished basement has good ceiling height and offers plenty of opportunity to add more living space or simply to enjoy excellent storage. Outside, the wrap-around porch adds to the home's storybook feel, the perfect place to enjoy quiet mornings, evening conversations, or peaceful prairie sunsets. The expansive yard offers endless possibilities for gardening, play space, or future projects, and it already features a wonderful collection of established plants, including raspberries, strawberries, Saskatoons, apple trees, and even a thriving rhubarb patch that returns each year bigger than the last. A single detached garage adds practical convenience, while the generous lot provides space that's increasingly hard to find. If you've been searching for a home with history, personality, and room to make your own while appreciating the care it's received over the years, this Stirling property is one you won't want to miss.