



**5812 50A Avenue  
Stettler, Alberta**

**MLS # A2292598**



**\$309,500**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge (2) Stove (2) Dishwasher (2) Washer (2) Dryer (2) Wooden shed in back

Updated bungalow with a legal basement suite. The upper unit features 2 bedrooms, a full bathroom, and a bright kitchen with ample cabinetry and counter space. The lower suite offers 2 bedrooms and a 3-piece bathroom, kitchen and living room. Both units have separate entrances, separate yards, and separate laundry, providing excellent privacy for tenants or extended family.