



**4809 46 Street
Stettler, Alberta**

MLS # A2295894



\$265,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Downtown East | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,015 sq.ft. | Age: | 1952 (74 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Gravel Driveway, Off Street | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Landscaped, Standard Shaped Lot | | |

| | | | |
|--------------------|-------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Hardwood, Tile | Sewer: | Sewer |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: fridge, stove, dishwasher, washer/dryer stackable, all window coverings

UNIQUE, ONE OF A KIND CHARMER! This well cared for 1.5 storey home sits on a landscaped and fully fenced lot. Nice floor plan with 4 large bedrooms and 2 full bathrooms. Original hardwood floors add a touch of warmth and style. Awesome, fully finished basement with new flooring, and a cozy wood stove. This home boasts all newer windows and shingles, eavestroughs, exterior doors and has been freshly painted. Front and rear off-street parking. This property also has a single car garage that was converted to a shed but could easily be switched back if desired. Within walking distance to shopping. This home has so much to offer!