



**4916A 53 Street
Stettler, Alberta**

MLS # A2296040



\$235,000

Division:	Downtown West		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	912 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: None

Welcome to 53rd Street—one of Stettler’s most desirable streets, known for its tree-lined beauty and prime location just steps from the schools. This well-kept duplex offers the perfect blend of comfort, convenience, and charm in a setting that’s walkable to downtown, parks, and amenities. Inside, the home has been substantially updated over the years, featuring fresh paint throughout (2024), updated flooring, and modernized bathrooms. The kitchen cabinets were freshly painted in 2024, adding a bright, refreshed feel, while newer windows, doors, and a recently replaced patio door (2024) enhance both style and efficiency. The thoughtful layout includes three bedrooms, two inviting living spaces, main floor laundry, and room for a generous dining table—perfect for everyday living or entertaining. The walkout basement provides extra versatility for a family room, hobby space, or addition of a fourth bedroom. Outside, you’ll appreciate the new fence and lush sod (2024), along with a convenient carport for off street parking. All appliances are included, and the home is clean, comfortable, and ready for a quick possession. Great opportunity, this affordable move in ready home is perfect for many-first time buyers, young families, downsizers, and investors alike.