



**4802 47 Street
Stettler, Alberta**

MLS # A2298264



\$205,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,453 sq.ft.	Age:	1906 (120 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Opportunity awaits at 4802 47 Street in Stettler! Situated on a corner lot with back alley access, this property offers a functional layout and plenty of space both inside and out. The main floor features a bright living and dining area with classic wood flooring and character details, along with a spacious kitchen offering ample cabinetry. You’ll find two bedrooms on the main level plus an additional room that can serve as a third bedroom or home office, along with a 4-piece bathroom. Downstairs, the partially developed basement provides additional living space along with a substantial amount of storage. Outside, enjoy a fully fenced backyard and a detached double garage with convenient alley access, offering excellent space for parking, storage, or projects. With only one direct neighbour, the corner lot adds a sense of openness and flexibility. Located close to shopping, schools, and just minutes from local services, this property is well positioned and ready for its next chapter.