



**6701 41 Avenue
Stettler, Alberta**

MLS # A2298571



\$469,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Meadowlands | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,542 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Additional Parking, Double Garage Attached, Rear Drive | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | High Efficiency, In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | ICF Block, Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer Dryer, TV wall Mounts, Shed

Welcome Home to Your Dream Family Retreat! Nestled in Meadowlands in our fabulous town of Stettler, this remarkable four bedroom bungalow is the epitome of family living. Step inside to discover a spacious and inviting main floor featuring two generous bedrooms, a sunlit living room and a cozy gas fireplace that sets the perfect ambience for gatherings. The functional U-shaped kitchen boasts plenty of cabinet and counter-space . Just off the kitchen a door leads to a charming covered patio, ideal for enjoying morning coffees or evening barbecues. Venture downstairs to find a large family room complete with a beautiful fireplace, creating a perfect space for relaxation and fun. Two additional bedrooms in the basement offer privacy and versatility, catering to your family's needs. With in-floor heating in the basement and garage, comfort is guaranteed year-round. The beautifully fenced and landscaped backyard ensures a secure and inviting outdoor space for children to play. Bonus: RV parking pad, central air, newer flooring and appliances! This home is a true treasure, situated in an excellent neighbourhood and in fantastic condition, offering exceptional value and ready to welcome its new owners.