



GRASSROOTS
REALTY GROUP

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**325 4A Street
Stirling, Alberta**

MLS # A2138746



\$345,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,559 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener(s) & remote(s)

This lovingly maintained one-owner home is ready to find its next family! Step inside to find three spacious bedrooms and two full bathrooms (one being the ensuite bathroom in the primary bedroom), ensuring plenty of space for families in all ages and stages of life. Some of the features in this home include: a new washer and dryer, plenty of cabinetry in the spacious kitchen, storage galore in the double attached garage, TWO living rooms - one with a beautiful, natural gas fireplace, and a large dining room. Outside, a meticulously landscaped yard and a HUGE garden and fenced-in yard await, providing a private oasis amidst mature trees that offer shade and privacy. There is also a sizable storage shed out back offers additional space for tools and equipment. Enjoy serene moments on the inviting front porch or entertain effortlessly on the covered back deck, perfect for enjoying lazy mornings or evening sunsets. This single-level gem exudes pride of ownership and thoughtful updates, making it an exceptional opportunity to embrace a lifestyle of comfort and tranquility. Don't miss your chance to call this delightful property home!