



145 6 Street
Stirling, Alberta

MLS # A2182046



\$310,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,266 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Driveway, Gravel Driveway, Workshop in Garage		
Lot Size:	1.10 Acres		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry		

Inclusions: Fridge, stove, dishwasher, hood fan, washer, dryer, shed, outbuildings, hot tub (as is), wooden structure with house number, iron gates at pond entrance, cabinets in garage.

Country cottage in town. Enjoy your slice of acreage living with the perks of town water, sewer and garbage services. Imagine enjoying the yard with family celebrations and kids running around, ducks or chickens roaming free around the fenced in pond area, a couple horses or cows grazing the back area while you enjoy the beautiful treed (fruit trees too) and fully fenced in space behind the home. Have a quiet cup of morning coffee on the front porch or BBQs in the deck area in the summer time and relax in the hot tub tucked in the corner on those cool winter days. There's a detached double garage that has gas for heat and a workshop area, perfect for the handy man in the family. Inside the home you'll be greeted by a spacious entry way, open kitchen and dining space making it dinner to table top easy. The sunken living room is the right space to unwind or enjoy your favourite show. Two bedrooms, a 4pc bathroom and the laundry space finish off the main floor along with a pantry for those appliances and extra groceries. Upstairs is a large open space with windows offers many opportunities. Maybe you need another bedroom or 2 or even extra storage or a toy room....there are plenty of options for this space. The roof and siding are approx. 10 years with plenty of life left and there are underground sprinklers for simple watering keeping the grass green. You can find it in the village of Stirling, located 30 mins south of Lethbridge where there's a K-12 school, post office, drug store, grocery store, outdoor pool and more!