

**5002 49 Avenue
Botha, Alberta**
MLS # A2260308

\$169,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	993 sq.ft.	Age:	1960 (66 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Hamlet Residential
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, washer, Dryer

Easy living bungalow on a corner lot in the quiet community of Botha, just a short drive to Stettler. This property offers the convenience of main floor living with one spacious bedroom, a comfortable living room filled with natural light, and a vintage kitchen that brings charm and character. The partially finished basement expands the potential of the home, featuring an almost completed second bedroom and bathroom — a great opportunity for the next owner to finish to their taste. Recent updates include new flooring in select areas and refreshed bathroom fixtures, providing a head start on improvements. Outside, enjoy a covered deck for morning coffee or evening relaxation, as well as a wheelchair ramp for accessibility or peace of mind knowing the home is suited for aging in place. The double attached garage with impressive 11' ceilings adds excellent storage or workshop space. This property combines small-town charm with easy access to all the essentials in nearby Stettler.