

**5002 49 Avenue
Botha, Alberta**

MLS # A2260308

\$169,000



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|------------------|------------------------|---------------|-------------------|
| 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 | | |

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|--------------------|---------------------------|-------------------|--------------------|
| 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 | | |

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| 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.