

**300, 5402 50 Avenue  
Stettler, Alberta**

**MLS # A2275179**

**\$279,500**



<b>Division:</b>	Downtown West		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		
<b>Inclusions:</b>	Fridge, stove, dishwasher, microwave, washer, dryer		

If you are looking to simplify your lifestyle, this well-maintained adult living condo in Stettler may be the perfect fit. Located on the third floor of a desirable complex and just four blocks from downtown shopping and amenities, this home offers both comfort and convenience. The open-concept design is filled with natural light from large windows and features bright white doors and trim throughout, complemented by a neutral color palette that provides a fresh backdrop for personal style. The heart of the home is the combined kitchen, dining, and living area, creating an inviting space for everyday living and entertaining. The kitchen offers oak cabinetry, a corner pantry, and ample counter space. The spacious living room is carpeted and includes a ceiling fan for added comfort, while the dining area features patio doors leading to a balcony, an ideal spot to relax. The primary bedroom is generous in size and includes a large walk-in closet and a three-piece ensuite with a walk-in shower. A second bedroom is perfect for guests, hobbies, or a home office, and a full four-piece bathroom adds convenience. Additional features include in-unit laundry with a stacked washer and dryer and a heated parking stall. This condo includes common areas for hosting family and friends, and access to an on-site exercise facility. This is a wonderful opportunity to enjoy low-maintenance living in a welcoming adult community.