

**4716 51 Street  
Stettler, Alberta**

**MLS # A2275629**



**\$187,500**

<b>Division:</b>	Downtown West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1943 (83 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge, stove, washer, dryer

Located just one block off Main Street in the Town of Stettler, this well-situated three-bedroom home offers exceptional convenience, with shopping, grocery stores, and schools all within easy walking distance. Thoughtfully laid out, the home blends everyday functionality with comfortable living spaces. The welcoming living room features a charming brick fireplace that serves as a cozy focal point for family gatherings. The kitchen offers warm wooden cabinetry and a practical layout, flowing nicely into the dining area, complete with a built-in display cabinet and garden doors leading out to the back yard. The main floor includes three bedrooms, a full bathroom, and a dedicated laundry room with laundry sink, adding ease to daily routines. A rear entrance provides direct access to the partially finished basement. Here you have options to customize the open space into a family room, home gym, hobby area, or additional living space. An extra storage room and a cold room with shelving—perfect for canning, pantry storage, or preserves—complete the basement. Outside, the home boasts attractive curb appeal with a covered front entrance, mature shrubs, and tree-lined boulevard. The backyard is both functional and convenient, featuring an easy-to-access garage, a spacious concrete parking pad, and a sidewalk that leads directly to the back door. This property offers a comfortable, practical home in a prime location—well suited for families, professionals, or anyone looking to enjoy small-town living close to everyday amenities.