

**206, 4714A 49 Street  
Stettler, Alberta**

**MLS # A2275987**

**\$144,900**



<b>Division:</b>	Downtown East		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	788 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<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>	-	<b>Condo Fee:</b>	\$ 170
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

  

<b>Inclusions:</b>	Fridge, stove, dishwasher, washer, dryer
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This well-appointed one-bedroom condo in Stettler offers a comfortable blend of style and functionality in a highly walkable location just one block off Main Street. Enjoy easy access to retail shopping, professional services, grocery stores, and local eateries, all within a short stroll. Inside, fresh neutral paint creates a bright, inviting atmosphere and provides a clean canvas for personal touches. Wood-look laminate flooring flows through much of the main living area, enhancing the sense of warmth and unity. The open-concept living room is highlighted by a striking floor-to-ceiling stone fireplace that serves as a beautiful focal point, while garden doors lead to a private balcony and allow natural light to fill the space. The kitchen is efficiently designed with crisp white cabinetry and appliances, along with a convenient pass-through to the living area. The bedroom offers a cozy retreat with new plush carpeting and generous closet space. The bathroom features modern fixtures and a full tub-shower combination. Additional highlights include in-suite washer and dryer, a handy storage room, and the added convenience of the unit's own furnace and hot water heater. Thoughtfully designed to maximize every square foot, this condo is an ideal option for someone living independently or couple seeking low-maintenance living in a central location.