

**5701 46 Avenue  
Stettler, Alberta****MLS # A2278787****\$170,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Located in a desirable Stettler neighborhood very close to schools, this corner-lot property offers an opportunity for buyers seeking a project or investment with future potential. The home features one bedroom on the main floor along with main-floor laundry. The lower level includes a living area, den and a half bath, providing additional space for storage, workspace, or flexible use. Outdoor features include a front deck and a covered back deck. A single attached garage and two sheds offer added storage and utility.