

4904 47 Street  
Stettler, Alberta

MLS # A2164238



## \$269,000

<b>Division:</b>	Downtown East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	1920 (104 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<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), Sump Pump(s)		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer, dryer, garage door opener.

This family home is situated on a tree-lined street in a quiet neighborhood in Stettler. This property is within walking distance of excellent main street shopping and just a few blocks to a playground and convenience store. Inside, this home has a big front entrance with an attractive front door and spacious closet. The living room is open to the dining room with an arch between the two spaces, characteristic of this style of home. The kitchen has solid oak cabinets and white appliances. The 4 pc walk-through bathroom is handy as it is accessed from either the kitchen or the main floor bedroom. This bedroom is bright with two windows and an organized closet. The laundry room is behind the kitchen where there is access to the basement and the backyard. Upstairs, there are two more bedrooms and a 2 pc bathroom. The basement has been finished as well, with tile flooring throughout. The family room has plenty of space for entertaining, kids play area, home gym, etc. There is another bedroom with closet organizer. The hall has a storage closet and a 3 pc bathroom with custom tile, walk-in shower. Upgrades include vinyl windows and underfloor heat in the basement. The front of this house has a low maintenance yard with a fence along one side and hedge along the other. The backyard is fully fenced and has a raised patio and a fire pit. There is a solid, two car garage with electricity. In addition, there is a storage space attached to the garage with a small overhead door, great to park the lawnmower, store yard tools, and off-season items. There is also space to park behind and beside the garage. A great time to get into a spacious family home.