

4205 63 Street  
Stettler, Alberta

MLS # A2166342



## \$325,000

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		

**Inclusions:** Fridge, stove, dishwasher, microwave, all window coverings, washer, dryer, central vac with attachments, garage door opener with remotes.

This is a great opportunity to own a lovely, bi level, family home in the neighborhood of Grandview in Stettler. This home has had a number of fantastic updates over the last couple years and is ready for you to move in. Inside, there is a large living room with a huge window to let light in and a spacious dining area next to it. The kitchen has solid, oak cabinets which have been painted in modern colors, a new back splash, and a new dishwasher and microwave. Down the hall are 2 bedrooms, a 4-piece bathroom with new flooring and tub surround, and a couple hall closets. Downstairs, the family room is a great space to hang out, entertain friends and family, or set up a kid's toy area. There are 2 more bedrooms, a 2-piece bathroom, and the laundry/mechanical room. Since this is a bi-level home, the basement windows are a good size and let in plenty of natural light. Upgrades to this home include new vinyl windows throughout, new paint, trim upstairs, carpet upstairs and in one downstairs bedroom, new plug ins and switches, toilet, hot water tank, thermostat, and new sump pumps. This home also has a central vac with attachments and it has already been wired for fiber optics so you can have amazing internet. Outside, the front yard is well-maintained with small trees planted. In the back, in addition to a ground level deck, a new, upper deck has been added off the back door. This gives you a huge, tiered deck area with enough grass left for the kids to play. The back yard is also fully fenced. This property has a 24'x26' double, heated, detached garage with new Hardy Board siding. There is ample parking behind the garage as well as space along the side to park your RV. This is an awesome property for almost any size of family.