

# \$260,000 - 5713 46 Avenue, Stettler

---

MLS® #A2180812

**\$260,000**

1 Bedroom, 1.00 Bathroom, 1,076 sqft

Residential on 0.15 Acres

NONE, Stettler, Alberta

This is a civil enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. There are no showings permitted on this property, drive by only. The listing agent has not been granted entry to the property so no interior photos or confirmed description are available. The property is believed to be a 3 bedroom home with 1 full bath on the main floor. The basement is believed to be fully developed and may have an additional bathroom. The property has a double detached rear entry garage plus a front drive pad for additional parking. The home has a fully fenced south rear yard and is located in a family friendly neighbourhood close to schools and shopping. Excellent value here!!

Built in 1960

## Essential Information

MLS® #	A2180812
Price	\$260,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,076
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

## Community Information

Address	5713 46 Avenue
Subdivision	NONE
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	November 23rd, 2024
Days on Market	290
Zoning	R-1

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.