

# \$249,990 - 4918a 52 Street, Stettler

MLS® #A2234799

## \$249,990

2 Bedroom, 1.00 Bathroom, 893 sqft

Residential on 0.07 Acres

Downtown West, Stettler, Alberta

This is an incredible opportunity to own a half duplex with ground level access. In Stettler, homes with no stairs like this one are a rare find and this feature makes it ideal for anyone with restricted mobility. The tree-lined street is in a convenient, central location as it is walking distance to the schools as well excellent downtown shopping, caf  s, and professional services. This home is in excellent condition inside and out. Just inside the front entrance, there is a living room with 2 large windows facing the street to the east. The kitchen is bright with white cabinets, white appliances, and pot lighting. This is open to the dining room which also has a large window. Down the hall, there are two bedrooms and a 4 pc bathroom. The back entrance leading to the garage has plenty of closets for storage. There is a beautiful covered veranda with brick pillars out the front door and a nicely landscaped front yard. The sidewalk goes all the way to the back where there is an attached, single car garage with cement parking pad and a garden shed. This home is a fantastic option for people wanting to downsize or move off the farm.

Built in 2005

## Essential Information

MLS® # A2234799

Price \$249,990



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 893                    |
| Acres          | 0.07                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4918a 52 Street           |
| Subdivision | Downtown West             |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L0                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Vinyl Windows                                          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Basement          | None                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Rain Gutters             |
| Lot Description   | Back Lane                |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Slab                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 11              |
| Zoning         | R2              |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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