

**\$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
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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	7
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX 1st Choice Realty
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