

# \$284,900 - 4804a 49 Street, Stettler

MLS® #A2226576

**\$284,900**

2 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.09 Acres

Downtown East, Stettler, Alberta

Enjoy the convenience of walking to local, shops, caf  s, and errands from this well-maintained end-unit townhouse located just off beautiful downtown Stettler. The open-concept main floor features hardwood flooring that adds a touch of luxury, and a kitchen with plenty of workspace and storage. Main floor laundry adds everyday convenience, while the spacious primary bedroom includes a private ensuite bath. At the back of the home, a versatile den with garden door access to the deck provides the perfect casual living area for relaxing or entertaining. The fully finished basement expands your living space with an additional bedroom, living room, flex room perfect for an office or hobby space, and plenty of storage  ideal for downsizing from a larger home or farm without sacrificing comfort or space. Additional perks include a convenient single attached garage, no condo fees, and immediate possession  move in and make it yours.

Built in 1994

## Essential Information

MLS® #	A2226576
Price	\$284,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,118
Acres	0.09
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	4804a 49 Street
Subdivision	Downtown East
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### **Amenities**

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
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Days on Market	1
Zoning	R2A

## **Listing Details**

Listing Office	RE/MAX 1st Choice Realty
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