

# \$177,000 - 5002 49 Avenue, Botha

MLS® #A2260308

**\$177,000**

2 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.13 Acres

NONE, Botha, Alberta

Easy living bungalow on a corner lot in the quiet community of Botha, just a short drive to Stettler. This property offers the convenience of main floor living with one spacious bedroom, a comfortable living room filled with natural light, and a vintage kitchen that brings charm and character. The partially finished basement expands the potential of the home, featuring an almost completed second bedroom and bathroom – a great opportunity for the next owner to finish to their taste. Recent updates include new flooring in select areas and refreshed bathroom fixtures, providing a head start on improvements. Outside, enjoy a covered deck for morning coffee or evening relaxation, as well as a wheelchair ramp for accessibility or peace of mind knowing the home is suited for aging in place. The double attached garage with impressive 11'™ ceilings adds excellent storage or workshop space. This property combines small-town charm with easy access to all the essentials in nearby Stettler.

Built in 1960

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2260308  |
| Price      | \$177,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 993         |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5002 49 Avenue            |
| Subdivision | NONE                      |
| City        | Botha                     |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 0N0                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | Refrigerator, Stove(s)   |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Wood                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 22                   |

Zoning

Hamlet Residential

Listing Details

Listing Office

RE/MAX 1st Choice Realty

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