

104, 4808 45 Street
Stettler, Alberta

MLS # A2267133



\$105,000

Division:	Downtown East		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Portable AC Unit

Enjoy the ease of turn-key in this updated 1st floor condo offering comfort, affordability, and security all in one. This 2-bedroom unit is part of a well-kept, secured building and is cheaper than rent. The renovated, open-concept design feels welcoming and functional, complete with in-suite laundry and modern finishes throughout. Being on the 1st floor offers such ease for coming and going—perfect for hauling groceries or just enjoying convenient access every day. Ideal for first-time buyers, downsizers, or anyone wanting a low-maintenance lifestyle. Condo fees of \$292/month include heat, water/sewer, garbage, snow removal, exterior upkeep, insurance, and parking. A terrific addition to your portfolio or, an easy move in and enjoy option close to everything Stettler has to offer.