

**5701 46 Avenue
Stettler, Alberta**

MLS # A2278787

\$170,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1960 (66 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Located in a desirable Stettler neighborhood very close to schools, this corner-lot property offers an opportunity for buyers seeking a project or investment with future potential. The home features one bedroom on the main floor along with main-floor laundry. The lower level includes a living area, den and a half bath, providing additional space for storage, workspace, or flexible use. Outdoor features include a front deck and a covered back deck. A single attached garage and two sheds offer added storage and utility.