

5011 C 49 Street  
Stettler, Alberta

MLS # A2279855



## \$394,000

<b>Division:</b>	Downtown East		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Other		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Vinyl Plank		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	None		
<b>Exterior:</b>	Vinyl Siding, Wood Frame		
<b>Foundation:</b>	ICF Block		
<b>Features:</b>	Laminate Counters, Open Floorplan		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R2A		
<b>Utilities:</b>	-		

**Inclusions:** Fridge, stove, BI dishwasher, BI microwave, washer, dryer, garage door opener

NEW TRIPLEX, conveniently located near shopping and amenities. This delightful home offers an inviting open floor plan making it perfect for relaxation & entertaining. The main bedroom features a walk-in closet and a generous sized 3 piece en-suite complete with a walk-in shower. The second bedroom offers versatility as it can be used for whatever you choose, a bedroom, office, den or craft room. Main floor laundry offers additional convenience and you'll love the mud room off the attached double garage which you enter from the north side alley. This unit has a blend of comfort, style and practicality. One common wall with the middle unit. This unit will have a yard approx 20'x30' on the east end.. GST is included in the purchase price.r.