

# \$351,645 - 5011 B 49 Street, Stettler

MLS® #A2183365

**\$351,645**

1 Bedroom, 2.00 Bathroom, 1,265 sqft

Residential on 0.10 Acres

Downtown East, Stettler, Alberta

NEW TRIPLEX â€“ middle unit â€“ READY TO GO!!! Conveniently located one block east of main street Stettler. Most units on turn around don't last. This open concept floor plan is built for convenience in mind. The kitchen presents you with white cabinets and working island/eating area. The main bedroom features a large four piece en-suite and a generous walk-in closet. The second flex room offers versatility as itsâ€™ use is left to your imagination, whatever you choose. Main floor laundry offers additional convenience with a folding cabinet. You will love the mud room just off the 24â€™x13â€™ garage with private patio for outdoor space. This unit has a blend of comfort, style and practicality. There is a tiled gas fireplace and the unit is also roughed in for a built-in vacuum. Front of home will be maintenance free with rock feature, sidewalk to unit and cement pad for the patio. GST is included in the purchase price with the rebate -back to the builder

Built in 2023

## Essential Information

MLS® #	A2183365
Price	\$351,645
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,265



Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	5011 B 49 Street
Subdivision	Downtown East
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Lane, Level, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

### Additional Information

Date Listed	December 13th, 2024
Days on Market	139

Zoning                      R2A

**Listing Details**

Listing Office              Royal LePage Central

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.