

\$449,000 - 6403 41 Avenue, Stettler

MLS® #A2207911

\$449,000

5 Bedroom, 4.00 Bathroom, 2,050 sqft
Residential on 0.18 Acres

Grandview, Stettler, Alberta

OPEN HOUSE Sunday, May 4th 5:30-7:00.
Built by a master craftsman, this expansive two story home is a testament to quality construction and timeless design. From the moment you enter, soaring vaulted ceilings and a beautifully handcrafted wood railing set the tone for the exceptional detail found throughout. The spacious formal living room welcomes you with a large bay window, while the adjoining dining area includes extra cabinetry for all your hosting needs. The kitchen is warm and inviting with a cozy breakfast nook nestled into a sunlit, south-facing bay window—perfect for morning coffee. A new fridge(2023)with ice and water was recently purchased for added convenience. Just off the kitchen, you™ll find a sunken family room featuring a classic wood-burning fireplace and direct access to the back deck. The yard—set on a lot and a half—offers mature landscaping and a peaceful retreat. Upstairs, there are four generous bedrooms, including one currently used as a secondary living space and workout area. Two bathrooms, including a full ensuite, and abundant closet space complete the upper level. Several of the light fixtures throughout the home have also been updated with stylish, modern selections that complement the home™s character. Downstairs, the redesigned lower level provides a comfortable, private space ideal for guests, teens, or multi-generational living. It features a bedroom with a walk-in closet and



new window, a brand new bathroom with walk-in shower and quartz-topped vanity, and direct access to the sauna. Youâ€™ll also find a cozy living space, laundry and utility areas, and ample storage with built in shelving. Thoughtful updates add to the homeâ€™s lasting value, including a 2023 David Lennox Signature Variable Speed Furnaceâ€”the Cadillac of furnacesâ€”complete with built-in humidifier and S40 Smart Thermostat. At the same time, the hot water tank was replaced and the air conditioning serviced. The eavestroughs and fascia have been replaced, and the yard fully tidied with pruned trees and clean, well-kept landscapingâ€”nothing left to do but enjoy.

Built in 1980

Essential Information

MLS® #	A2207911
Price	\$449,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.18
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	6403 41 Avenue
Subdivision	Grandview
City	Stettler
County	Stettler No. 6, County of
Province	Alberta

Postal Code T4K 1E6

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Natural Woodwork, Vaulted Ceiling(s)
Appliances Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Lighting
Lot Description Back Lane, Back Yard, Landscaped, Treed
Roof Asphalt Shingle
Construction Brick, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 1st, 2025
Days on Market 1
Zoning R1

Listing Details

Listing Office Real Broker

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