

# \$199,000 - 4504 49 Ave, Stettler

MLS® #A2241425

**\$199,000**

4 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.16 Acres

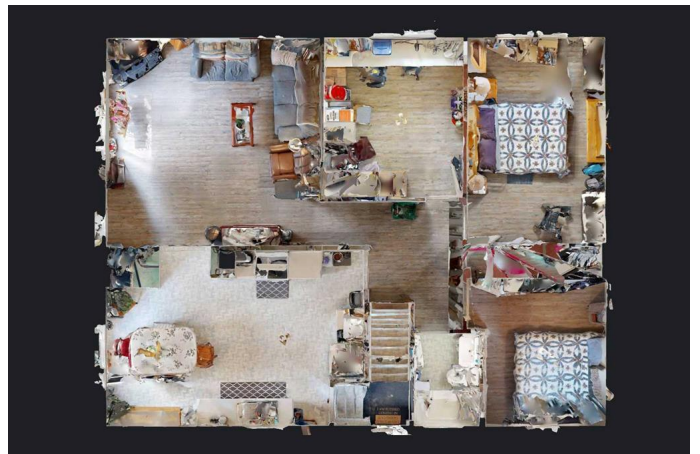
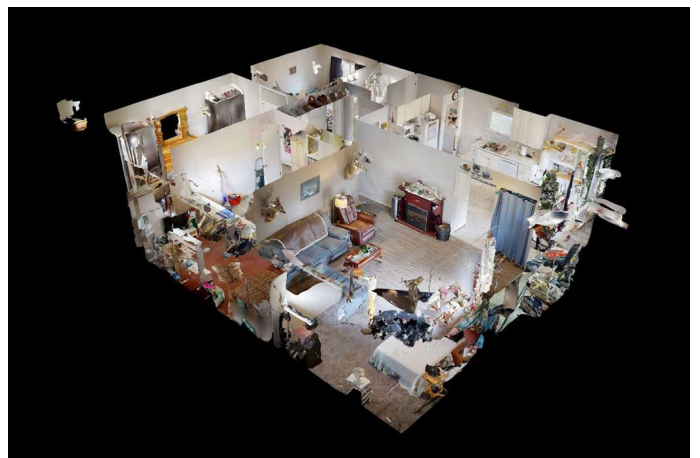
Central, Stettler, Alberta

Welcome to 4504 49th Avenue in the heart of Stettler. A spacious 4 bedroom, 2 bathroom home with an attached garage and plenty of potential. The main floor features a bright and functional layout with large windows, a practical kitchen, and comfortable living spaces ideal for families or first-time buyers. Downstairs, the basement offers additional living space perfect for a rec room, home office, or guest area. The attached garage provides convenient parking and extra storage. Located within walking distance to schools, parks, and all downtown amenities, this home combines space, functionality, and small-town living. A great opportunity for those looking for comfort, value, and a central location.

Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241425    |
| Price          | \$199,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,080       |
| Acres          | 0.16        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4504 49 Ave               |
| Subdivision | Central                   |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C2L2                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                                     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Unfinished, Partial                                         |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Garden                   |
| Lot Description   | Lawn                     |
| Roof              | Metal                    |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Block                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 27              |
| Zoning         | R2              |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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