

# \$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 “middle unit” 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 its™ 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 24™x13™ 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 | 141                 |

Zoning                      R2A

**Listing Details**

Listing Office              Royal LePage Central

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