

# \$249,000 - 5902 40 Avenue, Stettler

MLS® #A2246988

## \$249,000

3 Bedroom, 2.00 Bathroom, 1,061 sqft

Residential on 0.16 Acres

Grandview, Stettler, Alberta

Excellent curb appeal with this centrally located family home. Close to all the amenities yet with private fenced back yard. There are 3 bedrooms, 2 baths and lots of space throughout. Main floor features a country style kitchen with maple cabinets, and lots of counter space. The dining area is just off the kitchen and right next to a large living room. Upstairs you'll find 2 large bedrooms and a 4 piece bath. The master includes his and hers closets. 3rd floor features another large bedroom and family room and the basement also has a den and rec room along with laundry. Don't forget the attached garage on the east side.

Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246988      |
| Price          | \$249,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,061         |
| Acres          | 0.16          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5902 40 Avenue            |
| Subdivision | Grandview                 |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L1                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Wood Windows         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Standard                                                     |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Partial, Partially Finished                                              |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                 |
| Lot Description   | Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Composite Siding, Concrete, Wood Frame                                         |
| Foundation        | Poured Concrete                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 31                |
| Zoning         | R2                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|

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