

\$177,000 - 5002 49 Avenue, Botha

MLS® #A2260308

\$177,000

2 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.13 Acres

NONE, Botha, Alberta

Easy living bungalow on a corner lot in the quiet community of Botha, just a short drive to Stettler. This property offers the convenience of main floor living with one spacious bedroom, a comfortable living room filled with natural light, and a vintage kitchen that brings charm and character. The partially finished basement expands the potential of the home, featuring an almost completed second bedroom and bathroom – a great opportunity for the next owner to finish to their taste. Recent updates include new flooring in select areas and refreshed bathroom fixtures, providing a head start on improvements. Outside, enjoy a covered deck for morning coffee or evening relaxation, as well as a wheelchair ramp for accessibility or peace of mind knowing the home is suited for aging in place. The double attached garage with impressive 11'™ ceilings adds excellent storage or workshop space. This property combines small-town charm with easy access to all the essentials in nearby Stettler.

Built in 1960

Essential Information

MLS® #	A2260308
Price	\$177,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	993
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5002 49 Avenue
Subdivision	NONE
City	Botha
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 0N0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 26th, 2025
Days on Market	33

Zoning Hamlet Residential

Listing Details

Listing Office RE/MAX 1st Choice Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.