

# \$275,000 - 4717 52 Street, Stettler

MLS® #A2219712

**\$275,000**

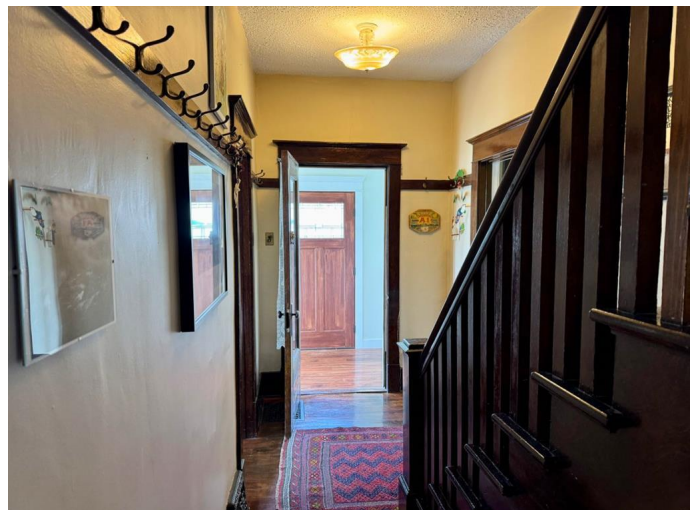
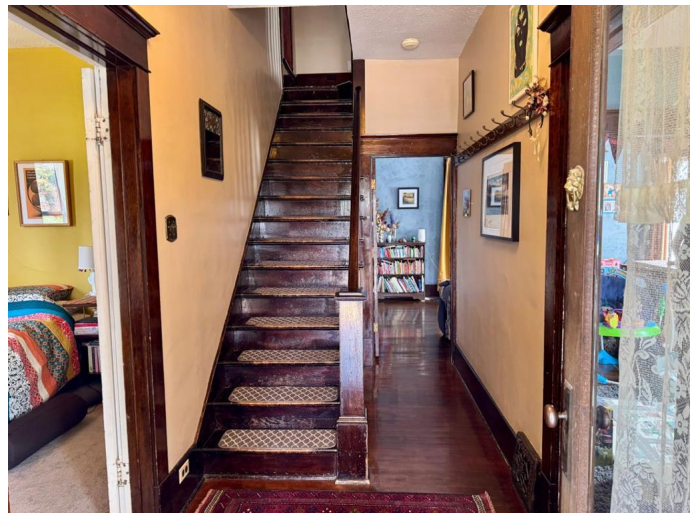
4 Bedroom, 2.00 Bathroom, 1,454 sqft

Residential on 0.18 Acres

Downtown West, Stettler, Alberta

Great Location! Close to downtown, shopping and schools. This heritage home exudes warmth and character with its original features paired with contemporary upgrades. Featuring 4 bedrooms, 2 baths, original hardwood flooring and trim, a cozy living room and a classy formal dining area with a large bay window that allows natural light in, creating a bright and inviting atmosphere. There's ample storage in kitchen with new LED lighting. There's one bedroom on the main floor and a 3pc bathroom. You also have the convenience of main floor laundry. The upstairs is where you'll find 3 bedrooms and a 4pc bathroom that has a beautiful large cast-iron tub with heat lamp. Large windows throughout this home lend abundant natural light.

The previous front porch was recently converted into an additional front room with in floor heat and a brand-new front door which serves perfectly as an office or extra lounging space. The property boasts an oversized 25 x 28 heated garage with a heated loft above as well as a Large fenced yard with a private patio. Both home and garage have cedar shakes. Solar panels have been installed to increase energy independence and reduce bills as well as several brand new EnergyStar-certified windows installed. Rear entrance roof was replaced 3 years ago. The current owners have restored the gardens with hardy fruit trees and bushes, perennial plants and rainwater harvesting. Plenty of bed



space for planting. This home has been well maintained and is ready for new owners.

Built in 1914

**Essential Information**

MLS® #	A2219712
Price	\$275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,454
Acres	0.18
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4717 52 Street
Subdivision	Downtown West
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C2L1

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Other  
Lot Description        Back Lane, Lawn, Private  
Roof                      Cedar Shake  
Construction           Wood Frame, Vinyl Siding, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 10th, 2025  
Days on Market        109  
Zoning                    R2

**Listing Details**

Listing Office            Royal LePage Central

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