

# \$345,450 - 5011 C 49 Street, Stettler

MLS® #A2085415

**\$345,450**

2 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.10 Acres

Downtown East, Stettler, Alberta

NEW TRIPLEX under construction, conveniently located near shopping and amenities. This delightful home offers an inviting open floor plan making it perfect for relaxation & entertaining. The main bedroom features a walk-in closet and a generous sized 3 piece en-suite complete with a walk-in shower. The second bedroom offers versatility as it can be used for whatever you choose, a bedroom, office, den or craft room. Main floor laundry offers additional convenience and you'll love the mud room off the attached double garage which you enter from the north side. alley. This unit has a blend of comfort , style and practicality. There is still time for you to pick your own colours and other options that are available. One common wall with the middle unit. This unit will have a yard approx 20'x30' on the east end.. GST is included in the purchase price. We are at paint stage with estimated completion end of September.

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2085415  |
| Price          | \$345,450 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,293     |
| Acres          | 0.10      |



|            |                        |
|------------|------------------------|
| Year Built | 2023                   |
| Type       | Residential            |
| Sub-Type   | Row/Townhouse          |
| Style      | Bungalow, Side by Side |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5011 C 49 Street          |
| Subdivision | Downtown East             |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L0                   |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Attached, Garage Faces Rear, Insulated |
| # of Garages   | 2  |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Laminate Counters, Open Floorplan |
| Appliances        | None                              |
| 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    | October 4th, 2023 |
| Days on Market | 713               |
| Zoning         | R2A               |

### Listing Details

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