

\$319,000 - 5019 45 Street, Stettler

MLS® #A2207934

\$319,000

4 Bedroom, 3.00 Bathroom, 1,335 sqft
Residential on 0.17 Acres

Downtown East, Stettler, Alberta

OPEN HOUSE Saturday April 26, 3pm-4:30pm. Step into a home that blends the charm of the past with all the modern updates youâ€™ve been looking for. Moved into the Town of Stettler circa 1970 and placed on a new basement, this two-story farmhouse has since undergone substantial upgrades from top to bottom, including mechanical systems, electrical, plumbing, windows, doors, and shinglesâ€”making it move-in ready for todayâ€™s lifestyle. The most recent transformation took place upstairs, where an open loft was skillfully converted into three bedrooms and a half bathâ€”creating a bright, functional space ideal for a growing family.

Downstairs, a finished one bedroom illegal suite offers its own laundry, a full kitchen and a four piece bath, providing extra space for extended family or guests, and currently is home to an excellent tenant. The main floor is open and welcoming, featuring convenient main floor laundry and seamless access to both front and back decksâ€”perfect for soaking up the sun or relaxing in the shade all summer long.

The backyard is a true highlight, offering exceptional privacy with full fencing, space for a small RV, two sheds, a garden spot, and a cozy fire pit area for evenings outdoors. This large property (60X120) easily accommodates the double heated garage and an extra large driveway for multiple vehicles. As an added



bonus, the vacant lot next door is also for sale”an ideal opportunity to expand your space or simply enjoy the extra elbow room. With thoughtful updates throughout and under-deck storage to keep things tidy, this home is ready to welcome its next chapter.

Essential Information

MLS® #	A2207934
Price	\$319,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	0.17
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5019 45 Street
Subdivision	Downtown East
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4K 1A1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Heated Garage, Insulated, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Landscaped, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	5
Zoning	R2

Listing Details

Listing Office	Real Broker
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