

# \$179,000 - 8, 5711 50 Avenue, Stettler

MLS® #A2207122

**\$179,000**

4 Bedroom, 2.00 Bathroom, 1,779 sqft

Residential on 0.00 Acres

Rosedale, Stettler, Alberta

Hereâ€™s and excellent starter or revenue home close to schools â€“ restaurants, shopping, hospital and a golf course. A 4 level split end unit in good condition, paved parking and a garden shed for your enclosed back yard. Large landscaped front yard. Bright open floor plan with built in wood stove in the spacious living room right next to your country style kitchen. Access the back yard thru west facing patio doors off the living room. 3 good sized bedrooms up stairs with 4 pce bath and 3rd floor offers laundry a 4th bedroom and a 2 pce bath. Basement is ready for your development. Very easy to show NOTE: There is also an additional \$500 charge levied every 4 months to each unit to service or top up the reserve fund.

Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207122    |
| Price          | \$179,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,779       |
| Acres          | 0.00        |
| Year Built     | 1977        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8, 5711 50 Avenue         |
| Subdivision | Rosedale                  |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L2                   |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | None                                   |
| Parking Spaces | 2                                      |
| Parking        | Parking Pad, Asphalt, On Street, Owned |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                                        |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | High Efficiency, Fireplace(s), Forced Air                                             |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Decorative, Living Room, Wood Burning Stove                                           |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Rain Gutters, Storage |
| Lot Description   | Back Lane, Back Yard, Landscaped        |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 34              |

Zoning

R2

Listing Details

Listing Office

Sutton Landmark Realty

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