

# \$437,500 - 6403 41 Avenue, Stettler

MLS® #A2207911

**\$437,500**

5 Bedroom, 4.00 Bathroom, 2,050 sqft

Residential on 0.18 Acres

Grandview, Stettler, Alberta

Built by a master craftsman, this expansive two story home is a testament to quality construction and timeless design. From the moment you enter, soaring vaulted ceilings and a beautifully handcrafted wood railing set the tone for the exceptional detail found throughout. The spacious formal living room welcomes you with a large bay window, while the adjoining dining area includes extra cabinetry for all your hosting needs. The kitchen is warm and inviting with a cozy breakfast nook nestled into a sunlit, south-facing bay window—perfect for morning coffee. A new fridge(2023)with ice and water was recently purchased for added convenience and the home boasts downdraft ventilation for the Jenn Air stove. Just off the kitchen, youâ€™ll find a sunken family room featuring a classic wood-burning fireplace and direct access to the back deck as well as a half bath. The yard—set on a lot and a half—offers mature landscaping and a peaceful retreat. Upstairs, there are four generous bedrooms, including one currently used as a secondary living space and workout area. Two bathrooms, including a full ensuite, and abundant closet space complete the upper level. Several of the light fixtures throughout the home have also been updated with stylish, modern selections that complement the homeâ€™s character. Downstairs, the redesigned lower level provides a comfortable, private space ideal for guests or teens and features a bedroom with a



walk-in closet and new window, a brand new bathroom with walk-in shower and quartz-topped vanity, and direct access to the sauna. Youâ€™ll also find a cozy living space, laundry and utility areas, and ample storage with built in shelving. Thoughtful updates add to the homeâ€™s lasting value, including a 2023 David Lennox Signature Variable Speed Furnaceâ€”the Cadillac of furnacesâ€”complete with built-in humidifier and S40 Smart Thermostat. Also in 2023 the hot water tank was replaced and the air conditioning serviced. The attached garage is fully finished and heated and provides direct access to both the house and the back yard. The eavestroughs and fascia have been replaced, and the yard fully tidied with pruned trees and clean, well-kept landscapingâ€”nothing left to do but enjoy.

Built in 1980

**Essential Information**

MLS® #	A2207911
Price	\$437,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.18
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	6403 41 Avenue
Subdivision	Grandview

City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4K 1E6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Natural Woodwork, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	37
Zoning	R1

### Listing Details

Listing Office	Real Broker
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