

# **\$395,000 - 4509 B 56a Street Close, Stettler**

MLS® #A2182963

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.09 Acres

Parkdale, Stettler, Alberta

This one-third triplex home with ground level access has just become available in Stettler. Properties like this with no stairs are hard to find making it ideal for anyone using a wheelchair or walker. This home is a fantastic option for people wanting to down size, move off the farm, or just enjoy the luxury of a brand-new home. This home has all the features: upgraded board and batten vinyl siding; triple pane windows; fibreglass wood grain front door; luxury vinyl plank flooring; under floor as well as forced air heat; and so much more. The kitchen is amazing with upgraded, custom, shaker-style kitchen cabinets that reach to the ceiling, an island which allows for extra seating, and a tiled backsplash. The dining area flows into the living room which has big windows and a patio door facing the back yard. This home has a huge primary bedroom with a walk-in closet and a sleek ensuite with a walk-in shower. There is a second bedroom, a main bathroom with a tub and shower, a spacious laundry room, and hall closets for storage. There is an oversized, single car garage with access to the mechanical room. The yard has been landscaped with sod, ready for you to enjoy in this spring. There is a concrete front verandah, sidewalk, driveway, and rear patio. This home is situated in a newly developed neighbourhood in a quiet part of town. The ag grounds are directly behind you, so there are no residential neighbours facing your backyard. This location is great as it is a short



walk to local shopping, downtown, and a quick drive to Stettler’s golf course. Be one of the first residents to own property in this awesome, new development.

Built in 2023

**Essential Information**

MLS® #	A2182963
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,161
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	4509 B 56a Street Close
Subdivision	Parkdale
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L1

**Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Ceiling Fan(s)
Appliances	None
Heating	In Floor, Forced Air
Cooling	None

Basement                      None

**Exterior**

Exterior Features      None  
Lot Description        Landscaped  
Roof                        Asphalt  
Construction           Vinyl Siding, Wood Frame  
Foundation             Slab

**Additional Information**

Date Listed                December 19th, 2024  
Days on Market        168  
Zoning                      R2

**Listing Details**

Listing Office            RE/MAX 1st Choice Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.