

# \$159,000 - 6119 50 A Avenue, Stettler

MLS® #A2209540

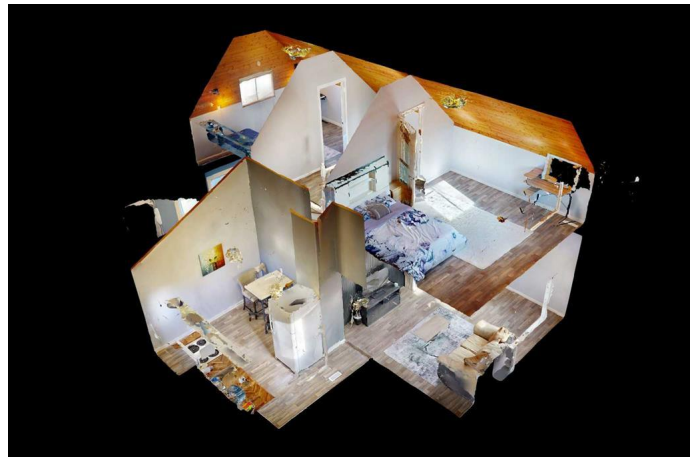
**\$159,000**

2 Bedroom, 1.00 Bathroom, 932 sqft

Residential on 0.18 Acres

Rosedale, Stettler, Alberta

This is a great home for a first time buyer, an investment property, or if you are looking to downsize. This story and a half is situated on a large fenced lot in the neighborhood of Rosedale in Stettler. It is a short walk from the park, and a quick drive to amenities like shopping, restaurants, the hospital, and fishing in West Stettler Park. The home has gone through renovations in the bathroom and kitchen, along with vinyl plank on the main floor and upstairs. When you enter the property you will be greeted by a beautiful living room with a nice, bright atmosphere. There is also a storage/laundry room that could be used as an office or boot room. This property features a 4pc bathroom to meet all your needs. On the upper level you can rest easy in one of 2 bedrooms under the beautiful vaulted ceiling. The utilities are located in the downstairs crawlspace, completely out of the way. The outside features a small deck for a BBQ, plenty of parking space, and a large fenced lot with room for a garden or garage. This is an awesome opportunity to own this beautiful story and a half home!



Built in 1906

## Essential Information

MLS® # A2209540

Price \$159,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	932
Acres	0.18
Year Built	1906
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	6119 50 A Avenue
Subdivision	Rosedale
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4K 1C3

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Lawn
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Brick/Mortar

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	29
Zoning	R2

### **Listing Details**

Listing Office	RE/MAX 1st Choice Realty
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