

**6117 51 Avenue  
Stettler, Alberta**

**MLS # A2266934**



**\$374,900**

|                  |                                                |               |                   |
|------------------|------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rosedale                                       |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | 4 Level Split                                  |               |                   |
| <b>Size:</b>     | 1,300 sq.ft.                                   | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 5                                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Landscaped                                     |               |                   |

|                    |                       |
|--------------------|-----------------------|
| <b>Heating:</b>    | Forced Air            |
| <b>Floors:</b>     | Laminate, Tile, Vinyl |
| <b>Roof:</b>       | Asphalt               |
| <b>Basement:</b>   | Partial               |
| <b>Exterior:</b>   | Wood Frame            |
| <b>Foundation:</b> | Poured Concrete       |
| <b>Features:</b>   | Ceiling Fan(s)        |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R2 |
| <b>Utilities:</b> | -  |

**Inclusions:** Fridge, mini fridge, dishwasher, stove, washer, dryer

Welcome to this beautiful 4-level split home on a 0.22-acre lot near the edge of town — offering privacy, modern comfort, and a great family lifestyle. With no residential neighbors in front, you can enjoy peaceful surroundings while still being close to everyday conveniences. Step into the spacious front entrance that opens into a bright, open-concept main level with beautiful, real hardwood flooring. The living room has plenty of room for family gatherings, with a large front window that brings in natural light. The kitchen stands out with its bold, modern design — featuring sleek cabinetry, stainless steel appliances (including a wine fridge and vent hood), a pull-out coffee bar, and pantry. It flows seamlessly into the dining area, where garden doors lead to a covered deck perfect for family barbecues and summer evenings outdoors. A cement patio extends along the back of the home, creating even more space for entertaining. Upstairs, you will find three comfortable bedrooms and a modern 4-piece bathroom with custom tile and a stone countertop. One level down, the spacious family room has a fireplace and built-in wall cabinets with display shelving and lighting. This space offers endless possibilities — from a home theatre for entertaining to a cozy retreat. A second bathroom with tiled shower and pedestal sink also serves as a laundry area with front-load washer and dryer. The lowest level adds even more flexibility with two additional rooms that can be used as bedrooms, a home gym, craft space, or office — perfect for a growing family or guests. The front yard offers great curb appeal with a cement driveway leading to the attached single car garage, complete with shelving and a full wall of pegboard to keep everything neatly organized. Mature trees provide natural shade and privacy, while flower beds add a welcoming touch of color and

charm. You will love the large fenced backyard with mature trees, a fenced-in raspberry patch, garden area, and extra garage with more parking at the back. This home is located in a welcoming neighborhood with a playground and community garden just down the street. The walking path across the street leads to retail shops, restaurants, and the mall &mdash; everything your family needs, just steps away. A modern, move-in ready home designed for family living &mdash; with space to grow, play, and relax.