

# \$449,900 - 6210 39 Avenue, Stettler

MLS® #A2212339

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,395 sqft

Residential on 0.15 Acres

Grandview, Stettler, Alberta

This well-maintained, pristine bungalow is nestled in a mature area, making it a beautiful family home that combines comfort and style. The light exterior adds to its curb appeal, complemented by a heated, attached double-door garage for convenience during all seasons. On the main floor, you'll find the practical addition of a laundry room w/sink and a four-piece master bath, enhancing the home's functionality. The kitchen is thoughtfully designed in a C-shape, featuring an abundance counter space that offers ample space for meal preparation. The property backs onto a green space and boasts a large covered deck, perfect for enjoying the outdoors while entertaining or relaxing in all weather conditions. Additionally, the underground sprinkler system ensures that the grass remains lush and well-maintained with minimal effort.

The fully developed basement adds significant value and versatility to this home, providing two additional bedrooms and a massive rec room. Two fireplaces enhances the cozy ambiance, perfect for family gatherings and creating a warm, inviting atmosphere. This home clearly shows pride of ownership, with every detail meticulously cared for and maintained. It offers a harmonious blend of space, style, and functionality, making it an ideal choice for anyone looking to enjoy the comforts of a modern family home in a charming, established neighborhood.



Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212339    |
| Price          | \$449,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,395       |
| Acres          | 0.15        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6210 39 Avenue            |
| Subdivision | Grandview                 |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T4K 1G1                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator |
| Heating           | Forced Air                                                              |
| Cooling           | Central Air                                                             |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 2                                                                       |
| Fireplaces        | Gas, Living Room, Family Room                                           |
| Has Basement      | Yes                                                                     |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard

Lot Description        Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private

Roof                      Asphalt Shingle

Construction          Mixed

Foundation            Poured Concrete

**Additional Information**

Date Listed             April 17th, 2025

Days on Market        2

Zoning                   R1

**Listing Details**

Listing Office           Royal LePage Network Realty Corp.

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