

# \$479,000 - 6611 40 Avenue, Stettler

MLS® #A2213130

**\$479,000**

5 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.16 Acres

Meadowlands, Stettler, Alberta

Welcome to this modern bungalow home in the highly sought after neighborhood of Meadowlands. Starting with the spacious entry way just off of the covered front deck complete with a generous closet perfect for storing all of your outdoor gear. From there you have the open concept living area. This has hardwood flooring that flows from the living room, dining room, kitchen, and down the hallway. The living room has lots of space, as well as a nice big bay window. From there you go to the dining room, and then the good sized kitchen with lots of cupboard and counter space, as well as a pantry, and an exit door onto the back deck. There is also 3 bedrooms on the main level, one of which being the master bedroom that has a walk in closet, and a 3 piece en-suite. The main level also has another 4 piece bathroom, and access to the attached 24x24 garage. Downstairs has a laundry room, a large rec room, or family room, as well as 2 bedrooms, a 4 piece bathroom and the utility room. The basement has new flooring installed, as well as the on demand hot water installed in 2024 for the in floor heat and the domestic hot water. Outside you have 2 decks to enjoy, one in the front if you want some shade, and the large 2 tier deck out back for all the sun you could ask for. Both decks have composite decking for no maintenance. There is also a 14x16 shed out back (with power), an RV parking pad, irrigation system in the front and back, as well as a zero maintenance metal fence to keep



the kids and pets in. There are no neighbors to the South, so you have plenty of privacy at this place. Whether you're looking for a place for a growing family, a retirement home, or maybe a nice upgrade, this one is worth a look.

Built in 2007

### **Essential Information**

MLS® #	A2213130
Price	\$479,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,370
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6611 40 Avenue
Subdivision	Meadowlands
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4K 1L5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	In Floor, Forced Air, Hot Water, Natural Gas, Combination

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	ICF Block

## Additional Information

Date Listed	April 19th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	RE/MAX 1st Choice Realty
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