

# \$312,500 - 6103 50a, Stettler

MLS® #A2204970

**\$312,500**

4 Bedroom, 2.00 Bathroom, 1,453 sqft  
Residential on 0.21 Acres

Rosedale, Stettler, Alberta

Coming to us from one of the greatest towns ever is this impressive home with trendy updates and a great big lot. Featuring over 1450 square feet on the main level alone, we have a total of four bedrooms, 2 bathrooms and because of the separate furnace for the basement there's the possibility that a buyer could add an illegal suite in the basement should someone want to offer it for rent. Both bathrooms have been beautifully redone with gorgeous subway tile, new flooring, vanities and lights. The wood burning brick fireplace in the grand living room is a hit, and most of the upper level has a sharp newer laminate floor. The neighbourhood this home resides in, Rosedale, is beautifully established with picturesque trees canopying over the street reminiscent of a hallmark movie. A block from the hospital and close to the many amenities Stettler has to offer make this an ideal location! The front yard has all new sod, the backyard is mostly rock for minimal maintenance and features a big deck for entertaining. The double detached garage is great for projects and to get the vehicle out of the elements. The roof had premium cedar shakes installed by the last owner.. Stettler is a tremendous Alberta town that offers all the amenities, great schools, fabulous shopping & recreation! Lastly, just down the street from this home is the newly installed Kinsmen Park for the kids. Perfection!



Built in 1970

## Essential Information

MLS® #	A2204970
Price	\$312,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	0.21
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	6103 50a
Subdivision	Rosedale
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L2

## Amenities

Parking Spaces	7
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Desert Back, Lawn
Roof	Shake
Construction	Mixed, Stucco, Wood Frame, Wood Siding
Foundation	Block

## Additional Information

Date Listed	March 23rd, 2025
Days on Market	24
Zoning	R2

## Listing Details

Listing Office	Alberta Realty Inc.
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