

# **\$529,900 - 6706 40a Avenue, Stettler**

MLS® #A2188945

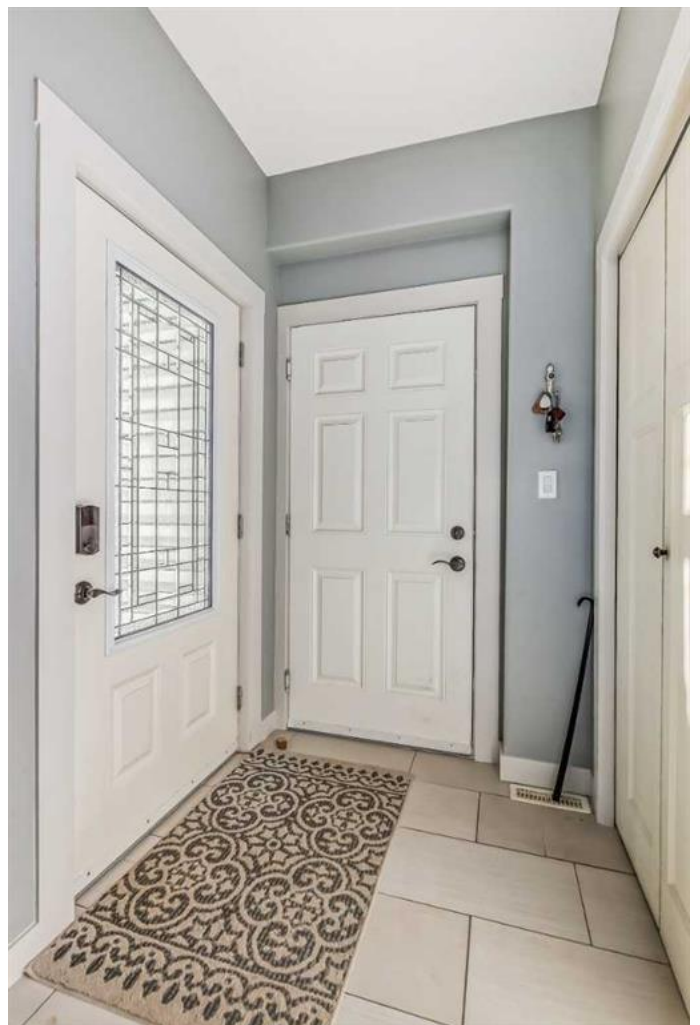
**\$529,900**

5 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.16 Acres

Meadowlands, Stettler, Alberta

Looking for a family home....Check out this amazing 5 bedroom/3 full bathroom home located in Stettler, AB. This home has so many features best seen in person! Both the main floor and basement have 9' ceilings allowing for large windows and a bright open feel. The kitchen is an open concept design with painted maple cabinets, quartz countertops, and undercounter lighting. There are 3 bedrooms on the main floor and the master bedroom has a walk-in closet, 4-piece ensuite bathroom and huge windows that allow for lots of natural lighting. Relax in the living room and enjoy the natural light from the large windows while sitting next to the gas fireplace. The basement has been recently renovated and includes brand new carpet & paint. Downstairs you will find 2 more bedrooms, a full bathroom (renovated), and bar counter area for entertaining friends & family or for the kids to have their own snack/eating area while playing. Don't worry about getting cold, the basement also has in-floor heat!! This house has an amazing BONUS ROOM which can be used as a play area, movie room, craft area, or an office - the possibilities are endless. The backyard is huge and boosts a deck with a duradeck finish, a gas connection for the BBQ and a large grassed/fenced yard for lots of backyard fun. This house has an unbelievable amount of storage! Inside the house, there are built-in shelves in all of the closets, an oversized hallway closet, custom work spaces in the bonus room and basement, and an



additional storage space just off the bonus room. Outside, you will find a finished "shed" under the deck (complete with a work/storage bench and electrical plugs & lights), a dry storage area under the deck stairs for firewood, play toys or seasonal equipment, and storage space under the front steps and garage steps. This custom built home was designed with an ICF constructed basement and also has an extra 2" of Styrofoam insulation in the exterior walls and the ceiling is insulated to an "r" value of 75 which preserves more heat in the winter. There is also a high recovery 60 gallon hot water tank that can handle domestic water needs and heat the pipes in the in-floor basement heat. The front garage is heated, has work benches and is large enough to park 2 vehicles inside. You are also able to park 2 vehicles on the front driveway and there is a rear parking area to park an RV, boat, or an additional vehicle. This home is located in a quiet neighborhood right next to a walking path that leads towards a playground area and is a short walk to a variety of recreation spots including soccer fields, ball diamonds, arenas, and library. If you have school aged kids, the school bus picks up/drops off your children right out front - you can watch them get on and off the bus from the living room window.

Built in 2011

### **Essential Information**

MLS® #	A2188945
Price	\$529,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,853
Acres	0.16
Year Built	2011

Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### Community Information

Address	6706 40a Avenue
Subdivision	Meadowlands
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C2L1



### Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, ICF Block

### Additional Information

Date Listed January 20th, 2025

Days on Market 89

Zoning R2

### **Listing Details**

Listing Office RE/MAX Cascade Realty

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