

# \$475,000 - 4125 61 Street, Stettler

MLS® #A2206011

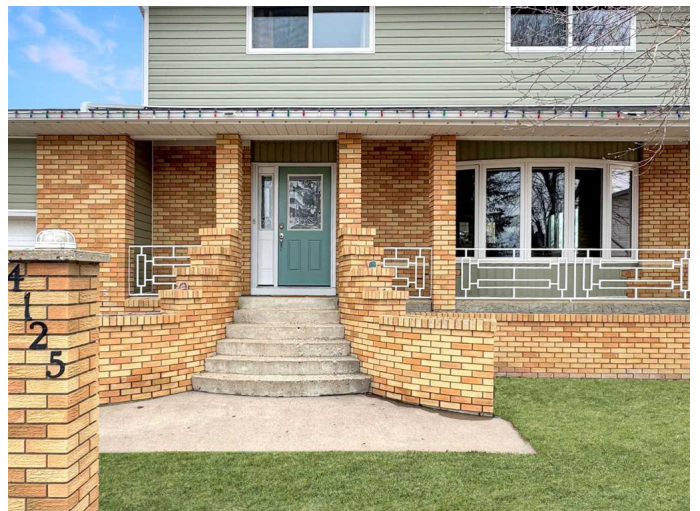
**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 0.21 Acres

Grandview, Stettler, Alberta

Looking for a perfect family home thatâ€™s ideally located in the sought after neighborhood of Grandview, situated on an oversized lot and featuring an attached AND 24x26 detached garage? Look no further â€“ this property offers it all, plus some! This traditional 2-storey boosts loads of natural light, has a semi open floorplan with a dining room that flows into the living room highlighted by a wood burning stove. Also included on this level is a powder room ideally located next to the garage entrance with main floor laundry. The second level offers 2 generous sized bedrooms plus ONE more and a 4-piece bathroom (tub/shower recently updated). Downstairs you will find another bedroom, 3-piece bathroom and a cozy family room. Not to mention the extensive updates this home has seen in the past couple of years including new windows, new exterior insulation and siding, new shingles, new exterior doors, new hot water tank AND central air to keep you cool during the summer months. Heading outside onto your newly built 36x16 covered deck with wrap around steps, your met with an expansive view of your impressively landscaped backyard. Perfect for hosting and entertaining with tons of room for outdoor relaxing and play. Featuring a natural gas BBQ hookup, a fully automated watering system (front and backyard), plus a custom newly built fence highlighted by the mature trees offering privacy. You also have a dedicated spot to park your holiday trailer, a



wood storage shed, plus 2 more sheds to store all of your outdoor tools and gear. Last but certainly not least, is the detached garage â€“ a hobbyistâ€™s dream come true in town, offering plenty of extra space for activities and storage or whatever best suites your needs. This garage features a 12x9 overhead door, is heated and serviced with 100amp power and gives you access to the back alley. This exceptional property has been lovingly cared for and must be seen in person to truly appreciate all that it has to offer. Donâ€™t miss your chance to make this your home!

Built in 1976

**Essential Information**

MLS® #	A2206011
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.21
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4125 61 Street
Subdivision	Grandview
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4K 1H3

## Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	French Door, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Misting System
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	30
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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