

**4509 B 56A Street Close**  
**Stettler, Alberta**
**MLS # A2182963**

**\$395,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Garage door opener with remote, closet organizers.

This one-third triplex home with ground level access has just become available in Stettler. Properties like this with no stairs are hard to find making it ideal for anyone using a wheelchair or walker. This home is a fantastic option for people wanting to down size, move off the farm, or just enjoy the luxury of a brand-new home. This home has all the features: upgraded board and batten vinyl siding; triple pane windows; fibreglass wood grain front door; luxury vinyl plank flooring; under floor as well as forced air heat; and so much more. The kitchen is amazing with upgraded, custom, shaker-style kitchen cabinets that reach to the ceiling, an island which allows for extra seating, and a tiled backsplash. The dining area flows into the living room which has big windows and a patio door facing the back yard. This home has a huge primary bedroom with a walk-in closet and a sleek ensuite with a walk-in shower. There is a second bedroom, a main bathroom with a tub and shower, a spacious laundry room, and hall closets for storage. There is an oversized, single car garage with access to the mechanical room. The yard has been landscaped with sod, ready for you to enjoy in this spring. There is a concrete front verandah, sidewalk, driveway, and rear patio. This home is situated in a newly developed neighbourhood in a quiet part of town. The ag grounds are directly behind you, so there are no residential neighbours facing your backyard. This location is great as it is a short walk to local shopping, downtown, and a quick drive to Stettler's golf course. Be one of the first residents to own property in this awesome, new development.