

# \$279,900 - 301, 5402 50 Avenue, Stettler

MLS® #A2175834

**\$279,900**

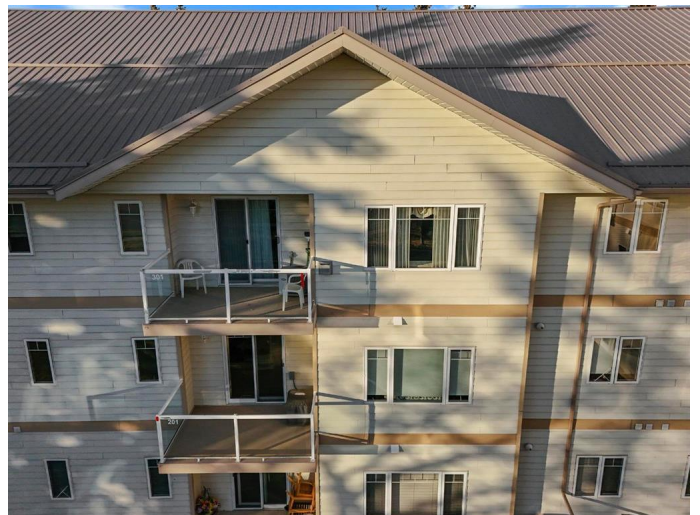
2 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.00 Acres

Downtown West, Stettler, Alberta

Welcome to Spruce Terrace Condominiums where a simplified lifestyle awaits in the heart of Stettler. This top floor unit is available for immediate possession and features an easy open concept layout, perfect for everyday living or entertaining family and friends. This two bedroom, two bath unit has been updated with luxury vinyl plank flooring, providing a fresh and modern look. Classic oak kitchen with raised breakfast bar, corner pantry and bright windows with views to the street. Living room features cozy gas fireplace you will surely enjoy over the winter months. A Spacious Primary Bedroom with 4pc ensuite bath and spacious walk-in-closet. You will appreciate the convenience of in-suite laundry, AC, as well as the heated parking stall assigned to the unit, that also has a storage locker for seasonal items. Residences take advantage of a variety of amenities, including a fitness room, a welcoming common area complete with fireplace, billiards, shuffle board and seating perfect for social events with fellow neighbours, family and guests. Additionally, a guest suite is available when company comes to town, providing easy accommodation when needed. This building is secured with safety measures in place, ensuring peace of mind for owners. Just blocks from downtown, the condo offers care free living and accessibility.

Built in 1999



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2175834    |
| Price          | \$279,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,200       |
| Acres          | 0.00        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 301, 5402 50 Avenue       |
| Subdivision | Downtown West             |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T4K 0A2                   |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Visitor Parking, Elevator(s), Fitness Center, Garbage Chute, Guest Suite, Party Room, Secured Parking, Storage |
| Parking Spaces | 1  |
| Parking        | Leased, Parkade, Secured, Stall  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, Laminate Counters, See Remarks     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| # of Stories      | 3  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Metal                    |
| Construction      | Wood Frame, Vinyl Siding |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2024 |
| Days on Market | 188                |
| Zoning         | R2                 |
| HOA Fees Freq. | MON                |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.