

# \$394,000 - 6101 50a Avenue, Stettler

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MLS® #A2247725

## **\$394,000**

4 Bedroom, 2.00 Bathroom, 1,502 sqft  
Residential on 0.30 Acres

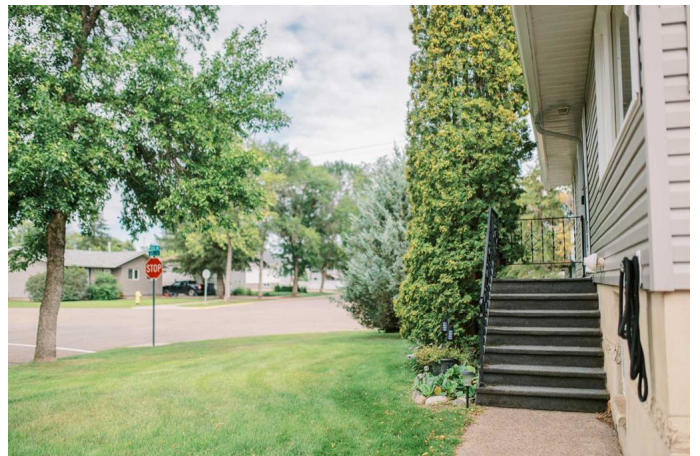
Rosedale, Stettler, Alberta

Nestled on a beautiful tree-lined street in Stettler's sought-after Rosedale neighborhood, this charming bungalow sits on an over 13,000FT<sup>2</sup> corner lot within walking distance to schools and many essential services.

Inside, the home has seen extensive renovations and updates throughout the years. The bright kitchen is a centerpiece, featuring a center island, stainless steel appliances, induction cooktop, wall oven, and access to a spacious deck—perfect for summer barbecues or quiet morning coffee. Both bathrooms have been tastefully updated, and the entire home is finished with vinyl windows (excluding the mechanical room) for comfort and efficiency. The shingles have also been recently updated, giving peace of mind for years to come.

Upstairs, you'll find a large master bedroom with a two-person jet tub creating a private retreat, plus an additional bedroom and an office that conveniently houses the washer and dryer. With plenty of space to reconfigure, the master could also be converted back to include a full en-suite bathroom, as the layout once offered.

Downstairs, the basement offers excellent versatility with its own laundry, a separate entry, two areas that were formerly bedrooms, and a large four-piece bathroom. With its



layout and flexibility, this level presents lots of possibilities for how it can be used. Updated mechanicals—including a 100-amp electrical service and high-efficiency furnace—add confidence and value.

Outdoors, you’ll love the beautifully kept yard with low-maintenance deck featuring aluminum rail and duradek decking and a vinyl fence a huge landscaped yard surrounded by vinyl fencing. A spacious 24 X 31 attached heated garage adds load of value and a large spot for an RV, and an extra long driveway provide outstanding convenience, while two sheds offer great options for storage, hobbies, or gardening.

Built in 1955

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247725    |
| Price          | \$394,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,502       |
| Acres          | 0.30        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 6101 50a Avenue           |
| Subdivision | Rosedale                  |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T4K 1E1                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, V   |
| Appliances        | Dishwasher, Dryer, Refrigerator |
| Heating           | Forced Air, Natural Gas         |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Garden             |
| Lot Description   | Front Yard, Garden |
| Roof              | Asphalt Shingle    |
| Construction      | Vinyl Siding       |
| Foundation        | Block              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 16                |
| Zoning         | R2                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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