

# \$345,000 - 5713 40 Avenue, Stettler

MLS® #A2249539

## \$345,000

4 Bedroom, 2.00 Bathroom, 1,278 sqft

Residential on 0.19 Acres

Parkdale, Stettler, Alberta

Charming 4-Bedroom Bungalow in  
Family-Friendly Neighborhood!

This 1,278 sq ft bungalow is the perfect place for a young family to call home! Ideally located within walking distance to schools in a quiet, family-oriented neighborhood, this home offers both comfort and convenience. Inside, you'll find 4 bedrooms and an inviting layout. The highlight? A sunny 11x17 sunroom—perfect for morning coffee, play space, or a cozy reading nook.

Enjoy the outdoors in your large, landscaped, and fully fenced backyard, complete with a garden space and firepit area for evening gatherings. Curb appeal shines with a well-maintained exterior, while the oversized 24x36 heated garage with 220V power is a dream and perfect for working on your projects.

Move-in ready and full of potential!

Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249539  |
| Price          | \$345,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,278     |
| Acres          | 0.19      |
| Year Built     | 1973      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5713 40 Avenue            |
| Subdivision | Parkdale                  |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T4K 1H6                   |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows |
| Appliances        | See Remarks                    |
| Heating           | Forced Air                     |
| Cooling           | None                           |
| Fireplace         | Yes                            |
| # of Fireplaces   | 1                              |
| Fireplaces        | Wood Burning                   |
| Has Basement      | Yes                            |
| Basement          | Finished, Full                 |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden                        |
| Lot Description   | Back Lane, Garden, Landscaped |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding                  |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 5                 |

Zoning R1

Listing Details

Listing Office Royal LePage Central

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.