

# \$449,000 - 6610 40 Avenue, Stettler

MLS® #A2208548

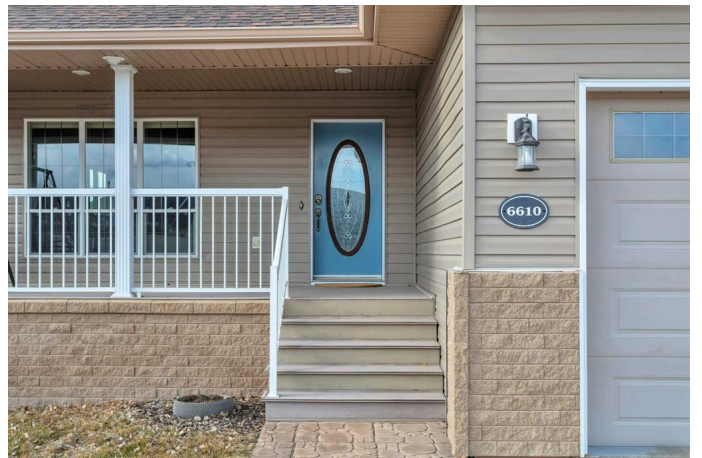
**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,278 sqft  
Residential on 0.17 Acres

Meadowlands, Stettler, Alberta

Family Home in Prime Meadowlands Location  
â€“ Perfect for Growing Families &  
Professionals Alike!

Welcome to this impeccably maintained, move-in ready 4-bedroom, 3-bathroom gem, nestled in the desirable Meadowlands neighborhood. Whether you're upgrading your family's lifestyle or seeking a low-maintenance home to suit your professional or retired needs, this home checks every box! Step inside to an inviting open floor plan that seamlessly blends comfort and modern design. With an abundance of natural light flooding through, the spacious living areas are perfect for both relaxing and entertaining. The main floor boasts beautiful, updated flooring and fresh paint throughout, creating a contemporary and airy feel that flows from room to room. The heart of the home is the efficient and fully equipped kitchen featuring updated appliances, that seamlessly blends the dining and living area, making it perfect for hosting or simply enjoying quiet moments with loved ones. Downstairs, youâ€™ll discover a unique layout that offers the perfect combination of privacy and functionality. The separate living room area provides a welcoming space to unwind, while the tucked-away 4th bedroom ensures quiet relaxation. This area is complimented by an updated 3-piece bathroom, featuring a fully custom tiled shower. There is also an additional spacious room that could be used as a cozy den for quiet reading, a gym, a



playroom for the little ones, or a home office to get work done in peace, this versatile area offers endless possibilities. For those who value convenience and ease, this home includes in-floor heating downstairs and in the garage, ensuring cozy warmth all year long. The oversized attached garage also provides ample storage and parking, making it perfect for larger families or individuals with multiple vehicles or hobbies. The meticulously landscaped yard is a true standout, offering an ideal space for outdoor living, entertaining, or simply unwinding after a busy day. The fully automated irrigation system takes care of the watering, leaving you with more time to enjoy the space rather than maintain it. Positioned just a few minutes away from West Stettler Park, the Stettler Recreation Centre, and nearby sports fields, this home is ideally located for active families and those who appreciate community amenities. Whether you're taking a stroll at the park, catching your kiddos game, or enjoying the nearby walking trails, you'll have it all at your doorstep.

This beautifully updated home is truly low-maintenance, high-comfort living at its best. It's waiting for you to move in and start making memories. Don't miss out on this exceptional opportunity to make this your new home!

Built in 2005

### **Essential Information**

MLS® #	A2208548
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,278

Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6610 40 Avenue
Subdivision	Meadowlands
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4L 1L5

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 7th, 2025

Zoning                 R1

### **Listing Details**

Listing Office         CIR Realty

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