

# \$374,900 - 6117 51 Avenue, Stettler

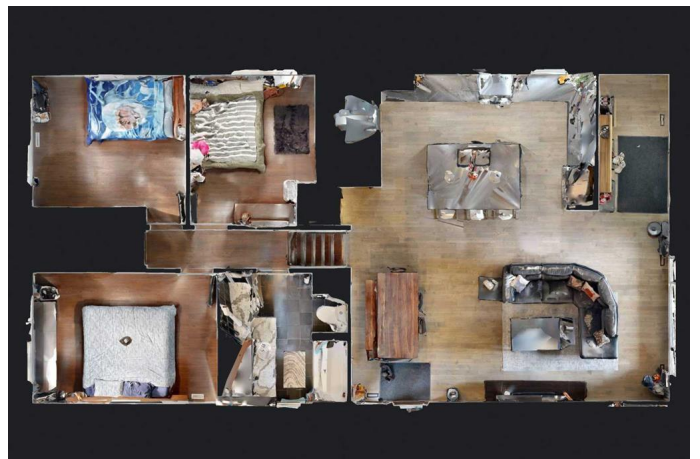
MLS® #A2266934

## \$374,900

5 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 0.22 Acres

Rosedale, Stettler, Alberta

Welcome to this beautiful 4-level split home on a 0.22-acre lot near the edge of town – offering privacy, modern comfort, and a great family lifestyle. With no residential neighbors in front, you can enjoy peaceful surroundings while still being close to everyday conveniences. Step into the spacious front entrance that opens into a bright, open-concept main level with beautiful, real hardwood flooring. The living room has plenty of room for family gatherings, with a large front window that brings in natural light. The kitchen stands out with its bold, modern design – featuring sleek cabinetry, stainless steel appliances (including a wine fridge and vent hood), a pull-out coffee bar, and pantry. It flows seamlessly into the dining area, where garden doors lead to a covered deck perfect for family barbecues and summer evenings outdoors. A cement patio extends along the back of the home, creating even more space for entertaining. Upstairs, you will find three comfortable bedrooms and a modern 4-piece bathroom with custom tile and a stone countertop. One level down, the spacious family room has a fireplace and built-in wall cabinets with display shelving and lighting. This space offers endless possibilities – from a home theatre for entertaining to a cozy retreat. A second bathroom with tiled shower and pedestal sink also serves as a laundry area with front-load washer and dryer. The lowest level adds even more flexibility with two additional rooms that can be used as



bedrooms, a home gym, craft space, or office – perfect for a growing family or guests. The front yard offers great curb appeal with a cement driveway leading to the attached single car garage, complete with shelving and a full wall of pegboard to keep everything neatly organized. Mature trees provide natural shade and privacy, while flower beds add a welcoming touch of color and charm. You will love the large fenced backyard with mature trees, a fenced-in raspberry patch, garden area, and extra garage with more parking at the back. This home is located in a welcoming neighborhood with a playground and community garden just down the street. The walking path across the street leads to retail shops, restaurants, and the mall – everything your family needs, just steps away. A modern, move-in ready home designed for family living – with space to grow, play, and relax.

Built in 1976

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2266934      |
| Price          | \$374,900     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,300         |
| Acres          | 0.22          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 6117 51 Avenue |
| Subdivision | Rosedale       |

|             |                           |
|-------------|---------------------------|
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L2                   |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 6                                              |
| Parking        | Single Garage Attached, Single Garage Detached |
| # of Garages   | 2                                              |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                             |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Wood Burning                                                               |
| Has Basement      | Yes                                                                        |
| Basement          | Partial                                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Lot Description   | Landscaped      |
| Roof              | Asphalt         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 14                 |
| Zoning         | R2                 |

### Listing Details

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

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