

\$389,000 - 6301 41 Avenue, Stettler

MLS® #A2232637

\$389,000

3 Bedroom, 3.00 Bathroom, 1,781 sqft
Residential on 0.19 Acres

Grandview, Stettler, Alberta

Welcome to this beautifully maintained four-level split home offering over 1700 sq. ft. of comfortable living space in a quiet and established neighborhood. Built in 1982, this home blends thoughtful updates with classic charm, creating the perfect space for families of all sizes. Step inside to find fresh paint, crisp white trim, modern fixtures, and updated flooring throughout. The wrap-around kitchen features stainless steel appliances, a pantry, and easy flow into the dining area—ideal for everyday living and entertaining. Just off the dining room, a massive deck overlooks the fully fenced, oversized backyard, offering a safe and private space for kids and pets to play, while the patio is the perfect extension for summer gatherings. Upstairs, the primary bedroom includes a walk-in closet and a stylishly updated 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete this level. On the lower level, a second living room with hardwood floors and a cozy wood-burning stove provides a great spot to unwind together, with plenty of space for a home office or homework nook. The basement level offers even more flexibility with a multi-purpose flex room—ideal as a playroom, game room, or teen hangout—as well as a separate room that can serve as a den, fitness area, or guest room. Enjoy peace of mind with major upgrades including high-efficiency furnace's and hot water on demand system in 2024, brand new washer and dryer with soaking sink, and replaced



shingles, fascia, and soffit. Additional features include an attached double garage, corner double lot location and central air conditioning plus loads of storage space. With versatile spaces for every age and stage, a backyard that invites play and connection, and thoughtful updates throughout, this home is ready to grow with your family and create lasting memories. Don't miss your chance to call this one home—come see all it has to offer!

Built in 1982

Essential Information

MLS® #	A2232637
Price	\$389,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,781
Acres	0.19
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	6301 41 Avenue
Subdivision	Grandview
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L1

Amenities

Parking Spaces	6
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Pantry, Laminate Counters
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning Stove
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description Back Lane, Lawn, Low Maintenance Landscape, Corner Lot
Roof Asphalt Shingle
Construction None
Foundation Wood

Additional Information

Date Listed June 18th, 2025
Days on Market 60
Zoning R1

Listing Details

Listing Office CIR 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.