

# \$479,000 - 6611 40 Avenue, Stettler

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MLS® #A2213130

**\$479,000**

5 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.16 Acres

Meadowlands, Stettler, Alberta

Welcome to this beautifully maintained modern bungalow, located in the highly sought-after Meadowlands neighborhood. Step inside through the spacious entryway—just off the covered front deck—complete with a generous closet perfect for storing all your outdoor gear.

Enjoy the seamless flow of the open-concept main floor, featuring hardwood flooring throughout the living room, dining area, kitchen, and hallway. The bright and inviting living room boasts ample space and a large bay window that fills the space with natural light. Adjacent to the living room is a generous dining area and a well-appointed kitchen, offering abundant counter and cupboard space, a pantry, and direct access to the expansive back deck—ideal for entertaining.

The main level includes three comfortable bedrooms, including a spacious primary suite with a walk-in closet and private 3-piece en-suite. A 4-piece main bathroom and access to the attached 24' x 24' garage complete this level.

Downstairs, you'll find a large rec/family room, two additional bedrooms, a 4-piece bathroom, a dedicated laundry room, and the utility room. The basement features newly installed flooring and an on-demand hot water system (2024), which services both in-floor heating and domestic hot water.



Outdoor living is a highlight of this home, with two composite decks—one at the front for shade and a large, two-tier deck at the back for all-day sun. The backyard also features a powered 14' x 16' shed, an RV parking pad, irrigation in both the front and back yards, and a zero-maintenance metal fence—perfect for kids and pets. With no neighbors to the south, enjoy enhanced privacy year-round.

Whether you're searching for the perfect family home, a retirement retreat, or simply an upgrade, this property offers a rare combination of space, functionality, and location.

Built in 2007

**Essential Information**

MLS® #	A2213130
Price	\$479,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,370
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	6611 40 Avenue
Subdivision	Meadowlands
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4K 1L5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	In Floor, Forced Air, Hot Water, Natural Gas, Combination
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	ICF Block

## Additional Information

Date Listed	April 19th, 2025
Days on Market	8
Zoning	R1

## Listing Details

Listing Office	RE/MAX 1st Choice Realty
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