

# \$299,999 - 5205 50 Street, Stavelly

MLS® #A2249616

**\$299,999**

2 Bedroom, 2.00 Bathroom, 522 sqft

Residential on 0.18 Acres

NONE, Stavelly, Alberta

Small-town living is calling! Welcome to this unique investment opportunity in the heart of Stavelly. This full duplex offers flexibility—continue renting both sides, or live in one while generating income from the other. Just steps from a nearby park, this property is ideally located for families and tenants alike. Both units are nearly identical in layout, each offering a bright and spacious west-facing living room, a cozy main floor den, a convenient 2-piece bath, and a functional kitchen with adjoining dining area and access to the back deck. The lower level provides two comfortable bedrooms, including the primary, along with a full 4-piece bathroom. Outside, each unit features a generous yard with back alley access, off-street parking, and plenty of room for an RV. The property is within walking distance to the hockey rink, archery lanes, school, parks, and downtown amenities. Stavelly may be small, but it's full of heart—home to year-round community events, local gatherings, and a welcoming spirit that makes it a great place to call home. Whether you're looking to expand your rental portfolio or find a home with income potential, this duplex is the perfect fit. Don't miss this opportunity—book a showing!

Built in 1976

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2249616               |
| Price          | \$299,999              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 522                    |
| Acres          | 0.18                   |
| Year Built     | 1976                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5205 50 Street               |
| Subdivision | NONE                         |
| City        | Stavely                      |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1Z0                      |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Master Downstairs                                  |
| Appliances        | Electric Stove, Refrigerator, Washer, Washer/Dryer |
| Heating           | Forced Air                                         |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | Finished, Full                                     |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Lot Description   | Back Lane  |
| Roof              | Asphalt    |
| Construction      | Wood Frame |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  August 29th, 2025

Days on Market          14

### **Listing Details**

Listing Office              Century 21 Foothills Real Estate

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