

# \$105,000 - 104, 4808 45 Street, Stettler

MLS® #A2267133

## \$105,000

2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

Downtown East, Stettler, Alberta

Enjoy the ease of turn-key in this updated 1st floor condo offering comfort, affordability, and security all in one. This 2-bedroom unit is part of a well-kept, secured building and is cheaper than rent. The renovated, open-concept design feels welcoming and functional, complete with in-suite laundry and modern finishes throughout. Being on the 1st floor offers such ease for coming and going—perfect for hauling groceries or just enjoying convenient access every day. Ideal for first-time buyers, downsizers, or anyone wanting a low-maintenance lifestyle. Condo fees of \$292/month include heat, water/sewer, garbage, snow removal, exterior upkeep, insurance, and parking. A terrific addition to your portfolio or, an easy move in and enjoy option close to everything Stettler has to offer.

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267133    |
| Price          | \$105,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 826         |
| Acres          | 0.00        |
| Year Built     | 1981        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 104, 4808 45 Street       |
| Subdivision | Downtown East             |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L0                   |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking, Coin Laundry |
| Parking Spaces | 1                     |
| Parking        | Assigned, Stall       |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Laminate Counters                             |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s) |
| Heating           | Boiler                                        |
| Cooling           | Wall/Window Unit(s)                           |
| # of Stories      | 3                                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 10                 |
| Zoning         | R2                 |
| HOA Fees Freq. | MON                |

### Listing Details

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

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