

# \$415,000 - 336 Butte Place, Stavelly

MLS® #A2211455

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,480 sqft

Residential on 0.16 Acres

NONE, Stavelly, Alberta

Discover this super nice 3-bedroom bungalow nestled in the newer area of Stavelly – the perfect blend of comfort, space, and charm! Situated on a large lot, there’s plenty of room for kids to run and play, while the fully fenced backyard ensures safety and privacy. Step inside to vaulted ceilings that create an open, airy feel throughout the main living space. Stay cool in the summer with central A/C, making every season comfortable. The kitchen is a home cook’s dream, featuring a gas stove and plenty of counter space. The unfinished basement offers endless potential for future development – whether you envision a rec room, extra bedrooms, or a workshop. Built with quality in mind, this home features a durable ICF block foundation and composite siding for long-term peace of mind. Enjoy the outdoors on your back deck – perfect for BBQs or soaking in the evening sunsets. Stavelly offers the best of small-town living with a strong sense of community, all while being conveniently located between Lethbridge and Calgary. Don’t miss your chance to own this gem – affordable, attractive, and full of potential! \*\*\* Be sure to check out the virtual tour for an immersive experience. And don’t hesitate to book a showing to see it in person!\*\*\*

Built in 2008

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2211455    |
| Price          | \$415,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,480       |
| Acres          | 0.16        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 336 Butte Place              |
| Subdivision | NONE                         |
| City        | Stavely                      |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1Z0                      |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Concrete Driveway, Garage Door Opener |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s), Bathroom Rough-in   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Fireplace(s)   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Stone   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Fire Pit                        |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Corner Lot, Gazebo |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Stone, Wood Frame                         |
| Foundation        | ICF Block   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 9                |
| Zoning         | R1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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