

**229 2A Street**  
**Stirling, Alberta**

**MLS # A2325455**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener and remote(s), A/C, underground sprinklers, water softener, on demand hot water tank, push lawn mower, shed

Exceptional family living awaits in this immaculately maintained 5-bedroom, 2-bathroom home, ideally situated on a quiet street in Stirling, just 20 minutes from Lethbridge. Thoughtfully designed with three bedrooms on the main level, it's the perfect layout for young families, while two additional bedrooms downstairs provide flexible space for growing families, guests, or a home office. The spacious kitchen is the heart of the home, featuring an abundance of cabinetry, a functional island, and a bright dining area that's perfect for everyday living and entertaining. Downstairs, you'll find a generous family room, two large bedrooms, a full bathroom, and plenty of storage throughout. Stay comfortable year-round with central air conditioning, and enjoy the pride of ownership that is evident from the moment you step inside. Outside, the beautifully kept yard offers mature trees, a fully fenced backyard, a dedicated garden area, and a large garden shed, creating the perfect outdoor space for families, gardeners, and backyard gatherings. The spacious front yard enhances the home's curb appeal, while the double detached garage, extensive off-street parking, and dedicated RV parking provide room for all your vehicles and toys. With no current neighbours on one side, you'll appreciate the added privacy and open feel. Whether you're searching for your forever family home or looking to downsize without giving up space, storage, or comfort, this move-in-ready property checks all the boxes. Call your REALTOR and come and see it today!