

# \$850,000 - 205 6a Street, Stirling

MLS® #A2211320

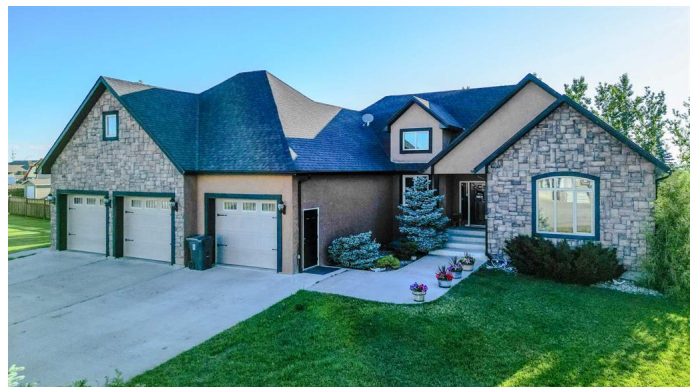
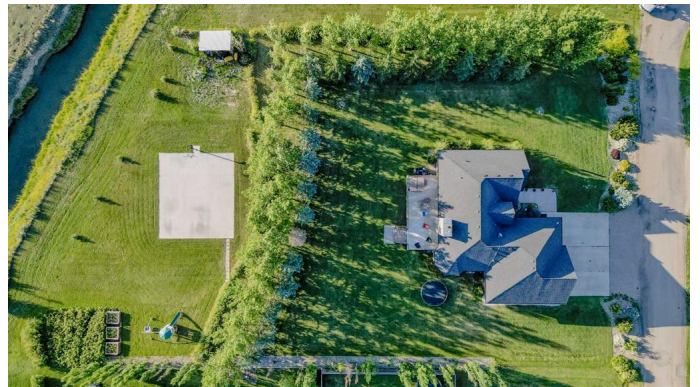
**\$850,000**

5 Bedroom, 3.00 Bathroom, 1,888 sqft

Residential on 1.22 Acres

NONE, Stirling, Alberta

Welcome to this INCREDIBLE family home in the peaceful community of Stirling, Alberta—offering space, comfort, and thoughtful construction on a sprawling 1.22 acre lot filled with mature trees and endless potential for outdoor living!! Built with ICF (Insulated Concrete Forms) all the way to the roofline, this home offers superior insulation that helps block outside noise and keep utility costs impressively low. Inside, you'll be greeted by soaring vaulted ceilings that create a grand and airy feel on the main level! The spacious kitchen and dining area are perfect for entertaining or family meals, and they flow seamlessly out to a back deck ideal for BBQs and relaxing evenings. The primary bedroom is a beautiful retreat, complete with a generously sized en suite designed for two. A second bedroom on the main floor offers flexibility—it's perfect as a guest room, nursery, or home office. Downstairs, the fully finished basement features a massive open family room, three more large bedrooms, and a full bathroom—making it ideal for teens, guests, or additional living space. Outside, the park-like yard offers room for kids to run, basketball to be played, gardens to grow, or family gatherings to host under the shade of mature trees. There are raised garden beds, raspberry canes, canal access, and plenty of space for playsets and trampolines. With its functional layout, high-end construction, triple attached garage, and peaceful rural setting just 20 minutes from the city of Lethbridge, this



home is a must-see for families looking to spread out and enjoy all that small-town living has to offer! Call your REALTOR® you don't want to miss it!

Built in 2008

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2211320                         |
| Price          | \$850,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,888                            |
| Acres          | 1.22                             |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 205 6a Street           |
| Subdivision | NONE                    |
| City        | Stirling                |
| County      | Warner No. 5, County of |
| Province    | Alberta                 |
| Postal Code | T0K 2E0                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Stove(s) |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Wood Burning   |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Basketball Court, Garden, Storage |
| Lot Description   | Standard Shaped Lot               |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Stucco                     |
| Foundation        | ICF Block                         |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 60            |
| Zoning         | R-L           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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