



GRASSROOTS
REALTY GROUP

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65, 6017 52 Avenue
Stettler, Alberta

MLS # A2236874



\$57,000

Division:	Emmerson		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	909 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: none

Why rent when you can own? This charming manufactured home is located on a rented lot in the vibrant Town of Stettler—a community known for its friendly atmosphere and exceptional amenities. Inside, you’ll find three bedrooms, one updated bathroom, and a bright, open-concept kitchen and living area that creates a welcoming and functional space. The home has seen numerous thoughtful updates, including fresh flooring in 2024, bathroom improvements with a new tub in 2019, and a brand-new deck and stairs completed this year. A fully fenced yard, also finished in 2024, provides plenty of room for kids or pets to play, and there’s additional storage in the shed that was added in 2023. The home also offers peace of mind with key mechanical upgrades such as new shingles and a high-efficiency furnace in 2021. The appliances have been recently replaced, including a new washer (2023), dryer (2018), dishwasher (2023), and fridge (2023). The skirting was updated with treated plywood in 2020, and the wood-burning fireplace received a WETT inspection in 2021, adding a cozy and safe touch for the colder months. With affordable lot rent and a home that’s been well cared for, this is a fantastic opportunity for first-time buyers, downsizers, or anyone looking to make a smart investment. Stettler offers all the essentials you’d expect in a larger center while still maintaining its small-town charm—plus, it’s just a 45-minute drive to Red Deer and approximately two hours to Calgary.