



**GRASSROOTS**  
REALTY GROUP

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**6011 40 Ave Close  
Stettler, Alberta**

**MLS # A2259132**



**\$175,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	560 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Lawn, Level, Pie Shaped Lot, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, See Remarks, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	None, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Fridge, Hot Plate, Microwave, Washer, Dryer

Discover affordable, modern living in this 1-bedroom, 1-bathroom RTM home set on it's own lot. This stylish home features low-maintenance vinyl flooring, Hardie board cement siding, and a composite deck perfect for outdoor enjoyment. Located on a mature treed lot, you'll appreciate the natural setting and added privacy. Sitting on a fully engineered foundation. Enjoy nearby walking trails, West Stettler Park, and the Stettler Rec Centre, with amenities and activities available year-round. Ideal for first-time buyers, downsizers, or investors.