



GRASSROOTS
REALTY GROUP

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**3816 61 Street
Stettler, Alberta**

MLS # A2261333



\$165,000

Division:	Grandview		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,034 sq.ft.	Age:	1976 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Hot Tub, Gazebo, Shed

Charming and affordable, this 1 bedroom, 1 bathroom mobile home on its own lot is move-in ready with many upgrades throughout. Enjoy peace of mind with newer windows, flooring, trim, and doors, along with an updated kitchen offering plenty of cabinet space. The spacious entryway and large walk-in closet add comfort and functionality. Outside, relax in your private yard featuring a gazebo and hot tub, plus a powered shed for extra storage. Off-street parking and no lot fees. You'll appreciate the updates and the welcoming atmosphere of this home.