



**2, 4822 58 Street
Stettler, Alberta**

MLS # A2284528



\$65,000

Division: Rosedale

Type: Mobile/Manufactured House

Style: Mobile Home-Single Wide

Size: 938 sq.ft. **Age:** -

Beds: 3 **Baths:** 1

Garage: Off Street

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Metal

Basement: -

Exterior: -

Foundation: Piling(s)

Features: -

Inclusions: Fridge, stove, dishwasher, washer/dryer, shed, furnishings negotiable, 1984 mobile home

This well-maintained mobile home is located on a rented lot and shows exceptionally well for its age, with extensive upgrades completed both inside and out. The home welcomes you into an open-concept kitchen, dining, and living area, offering a functional layout with plenty of space for family living or entertaining. Over the years, numerous interior improvements have been completed, including updated appliances, flooring, paint, bathroom renovations, and more. The home features three bedrooms and a four-piece bathroom. Exterior upgrades include newer roof and siding completed just a few years ago, along with updated vinyl windows throughout. The underside insulation has been professionally spray-applied, providing added comfort and efficiency during colder months, while exterior window coverings help keep the home cooler in the summer. Outdoor living is enhanced by a generously sized 30' x 12' storage shed provides additional storage space. Pad rent is an affordable \$385 per month and includes water, sewer, and garbage collection. Conveniently located close to schools and shopping, this home offers excellent value and will be available for possession April 1, 2026. An ideal opportunity for an affordable primary residence or a potential investment property.