

6011 40 Ave Close  
Stettler, Alberta

MLS # A2259132



# \$164,900

Division:	Grandview		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	560 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Lawn, Level, Pie Shaped Lot, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, See Remarks, Wood Frame	Zoning:	R3
Foundation:	None, Piling(s)	Utilities:	-
Features:	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. Home was situated on the lot so adding more square feet could easily be accommodated. 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.