

**6011 40 Ave Close
Stettler, Alberta**

MLS # A2259132

\$164,900



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|------------------|---|---------------|-------------------|
| 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 | | |

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|--------------------|--|-------------------|----|
| 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 its 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.