

**4009 Mimosa Way
Stettler, Alberta**

MLS # A2270858



\$85,000

Division: Meadowlands

Lot Size: 0.16 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

Utilities: -

Located in the ever-popular Meadowlands area, this prime vacant lot offers the perfect setting to put some roots down in our town. Surrounded by quality homes in a true family-friendly neighbourhood, it's an ideal spot for a starter home, an upgrade, or a custom design. The option to purchase the adjoining lot opens the door to even more possibilities—add a triple-car garage, expand your yard space, or create a zero-entry layout for effortless accessibility. With quick access to sports fields, walking trails, and the Community Centre, this location remains one of Stettler's most sought-after. A solid opportunity to secure land in a growing area and build a vision meant to be enjoyed for many years to come.