



GRASSROOTS
REALTY GROUP

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6103 Spruce Drive
Stettler, Alberta

MLS # A2319800



\$137,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,232 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Other
Basement:	None
Exterior:	Wood Siding
Foundation:	None
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: Shed, Window Coverings, Garage Door Opener, Rug in family room

Affordable, well cared for, and situated on its own lot, this manufactured home offers comfortable living with several valuable updates already completed. The layout features two bedrooms, previously three, along with two comfortable living spaces, a spacious front entrance, and an open-concept kitchen and living area. A major standout feature is the new roof, soffit, fascia, and eavestrough, all completed in (2025). Within the last few years, a newer oven has been added to the kitchen, along with an updated backsplash, and the home now features BRAND NEW professionally installed vinyl plank flooring that runs continuously through the kitchen and living room. The bathroom has also seen a recent update, including a new tub surround and taps, new flooring, and counter. The bay window in the living room and the primary bedroom window were replaced in 2020. A great bonus is the insulated and finished attached oversized single garage, complete with a newer insulated overhead door. Outside, you'll find a covered back porch that is perfect for barbecuing, two storage sheds, backyard garden beds, and mature trees that provide shade and help keep the home cool on hot summer days. With a practical layout, nice updates, and the benefit of being on an owned lot, this is a fantastic affordable home option.