



GRASSROOTS
REALTY GROUP

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6013 54 Ave Close
Stettler, Alberta

MLS # A2323040



\$210,000

Division:	Emmerson		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island		

Inclusions: N/A

Whether you're looking for a family home, retirement property, or investment opportunity, this home may be worth a look. Situated on a corner lot in a quiet cul-de-sac, with nothing to the west but open farmer's fields, you'll appreciate the peaceful setting and added privacy. Step inside to a bright, open-concept layout featuring the kitchen, dining area, and living room under vaulted ceilings, creating an inviting space that's perfect for everyday living and entertaining. The kitchen offers plenty of cupboard and counter space, along with a functional island that provides additional prep and gathering space. The spacious primary bedroom is large enough to accommodate most bedroom furniture with ease. It also features convenient access to a well-appointed 4-piece bathroom complete with a standalone tub and separate shower. At the opposite end of the home, you'll find two additional bedrooms, another 4-piece bathroom, and a generous laundry room with extra storage space. Outside, the fenced backyard offers plenty of room to enjoy the outdoors, complete with two storage sheds, space for a garden, and a large 12' x 22' east-facing deck—perfect for enjoying your morning coffee. With its functional layout, quiet location, and versatile appeal, this property is an excellent option for families, retirees, or investors alike.