



GRASSROOTS
REALTY GROUP

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**5910 Spruce Park Crescent
Stettler, Alberta**

MLS # A2328303



\$219,900

Division:	Grandview		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,050 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, shed

Located on the quiet south edge of Stettler, this exceptionally well-maintained home offers comfortable living and a beautifully landscaped yard that creates your own private retreat. With a functional single-level layout, this property is an excellent choice for first-time buyers, retirees, or anyone seeking an easy-to-maintain home in a peaceful setting. The inviting living room is warm and welcoming with carpet flooring, crown molding, and large windows that fill the space with natural light. The adjoining kitchen and dining area is both practical and attractive, featuring honey-toned wood cabinetry, white appliances, and ample workspace for everyday cooking and entertaining. The primary bedroom offers generous storage with two built-in closets complete with drawers below, along with a ceiling fan for added comfort. A second bedroom provides flexibility for children, guests, a home office, or hobbies. The full bathroom includes a wood-toned vanity with a white countertop, a tub/shower combination, and conveniently houses the front-load washer and dryer. One of the home's standout features is the expansive enclosed sunroom. It is the perfect place to enjoy your morning coffee, relax with a book, or grow your favorite plants while staying protected from the summer bugs. During the winter months, it provides valuable additional storage. The spacious front entry also adds excellent functionality, offering room for coats, footwear, seasonal items, or a flexible multipurpose space. Outside, the property truly shines. The front deck is an ideal place to relax, while the fully fenced backyard and side yard provides security. The detached single garage is heated and includes built-in shelving and a dedicated workbench for projects and storage. A patio just off the sunroom extends your outdoor living space. The park-like yard has been lovingly landscaped with mature trees, colorful flower

beds surrounding the home and lining the fence, a productive raspberry patch, raised garden planters, and a garden shed. A rear gate provides convenient access, and with no neighbors directly behind, you will enjoy an added sense of privacy. The paved front driveway completes the home's outstanding curb appeal, making this a property you will be proud to call home.