



GRASSROOTS
REALTY GROUP

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4809 52 Street
Stavelly, Alberta

MLS # A2332241



\$180,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,232 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	Residential
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier		

Inclusions: n/a

Affordable Opportunity on a Huge Lot in the Heart of Stavelly! This 3-bedroom, 1.5-bathroom home offers incredible potential for first-time buyers, investors, or anyone looking to downsize. Situated on a huge lot, there's plenty of space for gardening, entertaining, kids to play, or future development. Inside, you'll find a functional layout with three comfortable bedrooms, a convenient 2-piece ensuite off the primary bedroom, and plenty of natural light throughout. Outside, you'll appreciate the single garage, mature trees, and the expansive yard with room for RV parking, additional outbuildings, or simply enjoying your own private outdoor space. Living in Stavelly means enjoying the charm of a welcoming small-town community while still being conveniently located between Calgary and Lethbridge. Residents appreciate the slower pace of life, friendly neighbours, nearby parks, and easy access to camping, fishing, hiking, and other outdoor recreation. With an elementary school, local businesses, community events, and affordable home prices, Stavelly is an excellent place to put down roots or invest in your future.