

# \$57,000 - 65, 6017 52 Avenue, Stettler

MLS® #A2236874

**\$57,000**

3 Bedroom, 1.00 Bathroom, 909 sqft

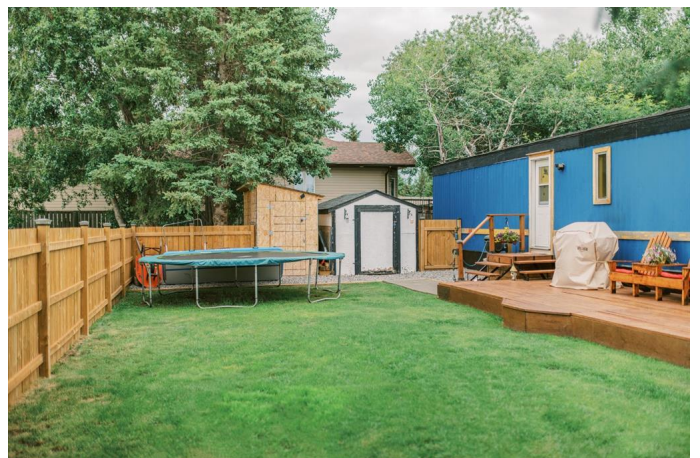
Mobile on 0.00 Acres

Emmerson, Stettler, Alberta

Why rent when you can own? This charming manufactured home is located on a rented lot in the vibrant Town of Stettler—a community known for its friendly atmosphere and exceptional amenities. Inside, you™ll find three bedrooms, one updated bathroom, and a bright, open-concept kitchen and living area that creates a welcoming and functional space. The home has seen numerous thoughtful updates, including fresh flooring in 2024, bathroom improvements with a new tub in 2019, and a brand-new deck and stairs completed this year. A fully fenced yard, also finished in 2024, provides plenty of room for kids or pets to play, and there™s additional storage in the shed that was added in 2023.

The home also offers peace of mind with key mechanical upgrades such as new shingles and a high-efficiency furnace in 2021. The appliances have been recently replaced, including a new washer (2023), dryer (2018), dishwasher (2023), and fridge (2023). The skirting was updated with treated plywood in 2020, and the wood-burning fireplace received a WETT inspection in 2021, adding a cozy and safe touch for the colder months.

With affordable lot rent and a home that™s been well cared for, this is a fantastic opportunity for first-time buyers, downsizers, or anyone looking to make a smart investment. Stettler offers all the essentials you™d expect in a larger center while still maintaining



its small-town charmâ€”plus, itâ€™s just a 45-minute drive to Red Deer and approximately two hours to Calgary.

Built in 1982

**Essential Information**

MLS® #	A2236874
Price	\$57,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	909
Acres	0.00
Year Built	1982
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

**Community Information**

Address	65, 6017 52 Avenue
Subdivision	Emmerson
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4K 1K5

**Amenities**

Parking Spaces	2
Parking	Gravel Driveway, Off Street

**Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

### Exterior

Roof	Asphalt Shingle
Foundation	Block

### Additional Information

Date Listed	July 11th, 2025
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### Listing Details

Listing Office	Real Broker
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