

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

MLS® #A2236874

\$57,000

3 Bedroom, 1.00 Bathroom, 909 sqft

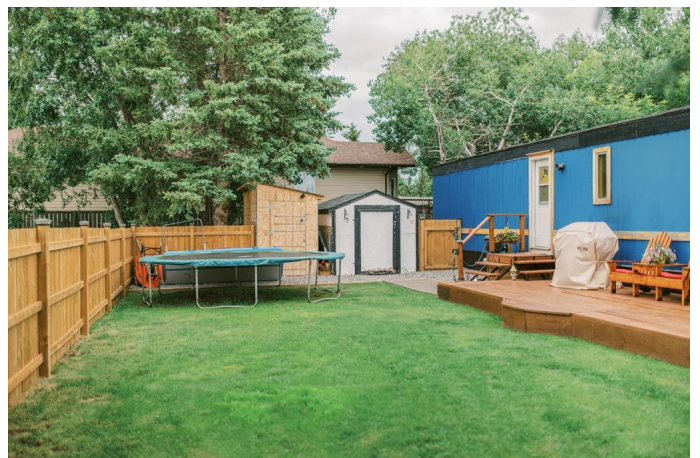
Mobile on 0.00 Acres

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. Lot rent is \$425/month and INCLUDES water, sewer, garbage, and snow removal from street.

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 youâ€™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 |
| Days on Market | 2 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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