

# \$164,900 - 6011 40 Ave Close, Stettler

MLS® #A2259132

## \$164,900

1 Bedroom, 1.00 Bathroom, 560 sqft

Residential on 0.12 Acres

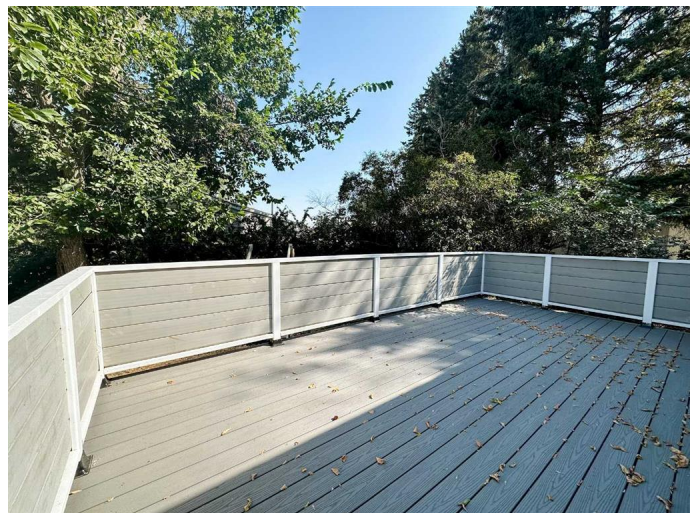
Grandview, Stettler, Alberta

Discover affordable, modern living in this 1-bedroom, 1-bathroom RTM home set on it's own lot. This stylish home features low-maintenance vinyl flooring, Hardie board cement siding, and a composite deck perfect for outdoor enjoyment. Located on a mature treed lot, you'll appreciate the natural setting and added privacy. Sitting on a fully engineered foundation. Home was situated on the lot so adding more square feet could easily be accommodated. Enjoy nearby walking trails, West Stettler Park, and the Stettler Rec Centre, with amenities and activities available year-round. Ideal for first-time buyers, downsizers, or investors.

Built in 2008

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2259132     |
| Price          | \$164,900    |
| Bedrooms       | 1            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 560          |
| Acres          | 0.12         |
| Year Built     | 2008         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |



## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6011 40 Ave Close         |
| Subdivision | Grandview                 |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T4K 1G8                   |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks |
| Appliances        | See Remarks                                  |
| Heating           | Forced Air, Natural Gas                      |
| Cooling           | None                                         |
| Basement          | None                                         |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                 |
| Lot Description   | Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Lawn, Level, Pie Shaped Lot, Private, See Remarks |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Cement Fiber Board, See Remarks, Wood Frame                                                    |
| Foundation        | None, Piling(s)                                                                                |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 19                   |
| Zoning         | R3                   |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Royal LePage Central |
|----------------|----------------------|

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