

# \$239,000 - 6013 53 Avenue close, Stettler

MLS® #A2119892

**\$239,000**

3 Bedroom, 2.00 Bathroom, 1,454 sqft

Residential on 0.12 Acres

Emmerson, Stettler, Alberta

ALMOST ONE OF A KIND & ONE OWNER - 22' modular with a front covered deck 5'x 22'.. If it's wildlife you like to watch this is the location for you. Fox, deer and moose and other wildlife, are frequently viewed from here. This home is ready to move in, well maintained and very clean. Three bedroom, two bath, open floor plan., access the east facing deck for morning sun and evening BBQ shade, from the garden doors off the dining area. .The kitchen features ample oak cabinets, corner pantry and a work counter peninsula. The primary bedroom features a huge walk-in closet nearly 8'x 9' and a walk-in shower .The yard features a garden plot, perennial flowers, partial fence and two garden sheds and plenty of room to build that dream garage.. Furnace and hot water on demand have been replaced within the last three years. 2019 shingles and vinyl siding were replaced. Taps and drains were recently replaced or serviced. The modular is sitting on screw in pillars that are welded to the frame. Definitely worth calling your new home...

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2119892  |
| Price      | \$239,000 |
| Sold Price | \$239,000 |
| Bedrooms   | 3         |



|                |              |
|----------------|--------------|
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,454        |
| Acres          | 0.12         |
| Year Built     | 2004         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Sold         |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6013 53 Avenue            |
| Subdivision | Emmerson                  |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0C 2L2                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Parking Pad, RV Garage |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings                   |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Basement          | None                                                                         |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                                      |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Garden, Irregular Lot, Landscaped, Level |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                                     |
| Foundation        | See Remarks                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2024 |
| Date Sold      | May 1st, 2024   |
| Days on Market | 27              |
| Zoning         | R3A             |
| HOA Fees       | 0.00            |

**Listing Details**

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

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