

# \$100,000 - 5000 - 5002 - 5004 - 6102 61 Street, Stettler

MLS® #A2190297

**\$100,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.34 Acres

Rosedale, Stettler, Alberta

Discover a prime opportunity in Stettler with this expansive, nearly 15,000 square foot property! Formerly two large parcels, this property is perfect for building your dream home, with plenty of room for an additional garage, the garden of your dreams, or vast yard for the kids to play and dogs to roam. Ideally located near Stettler's newest park and within easy walking distance to schools restaurants, and shopping, this lot combines convenience and charm. This street is lined with beautiful mature trees that money can't buy, and combined with a lush hedge bordering the property meaning beauty and privacy are abundant from the start. With sewer and water already at the lot line, connection will be hassle-free. For the investor, this property has additional value, zoned R2, and legally subdivided into four smaller parcels, meaning expense and hassle are saved if multifamily development is on the agenda. With a combined tax assessed value at over \$160,000 this is an exceptional deal, priced to sell at just \$100,000. Don't miss out on this rare catch!



## Essential Information

MLS® #	A2190297
Price	\$100,000
Bathrooms	0.00
Acres	0.34

Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	5000 - 5002 - 5004 - 6102 61 Street
Subdivision	Rosedale
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4K 1C7

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	37
Zoning	R2

### **Listing Details**

Listing Office	Real Broker
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