

# \$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 | 98                 |
| Zoning         | R2                 |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.