

\$175,000 - 5317 52 Street, Stavely

MLS® #A2187039

\$175,000

1 Bedroom, 1.00 Bathroom, 856 sqft

Residential on 0.15 Acres

NONE, Stavely, Alberta

Nestled in the tranquil town of Stavely, Alberta, this unique property offers a rare opportunity for those with vision. Located just an hour from Calgary or Lethbridge and only 15 minutes from Nanton and Claresholm, it combines small-town charm with convenient access to amenities.

This one-bedroom, one-bathroom bungalow sits on an expansive double lot, surrounded by a lush wraparound hedge that ensures exceptional privacy. The home features an open-concept layout, creating a bright and airy space that's ready for your creative touch. Whether you're looking to renovate, redevelop, or explore the possibility of adding a mobile home, this property offers incredible flexibility. The oversized double garage and additional parking pad provide ample space for vehicles, hobbies, or storage. With the peaceful setting and spacious lot, you'll have plenty of room to expand or reimagine this property to suit your needs.

Don't miss this opportunity to craft your dream retreat in the heart of Stavely. Reach out today to schedule your private viewing!



Built in 1972

Essential Information

MLS® # A2187039

Price \$175,000

Bedrooms 1

Bathrooms	1.00
Full Baths	1
Square Footage	856
Acres	0.15
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5317 52 Street
Subdivision	NONE
City	Stavely
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1Z0

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Faces Front, Oversized, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Refrigerator, Washer/Dryer, Dishwasher, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Combination

Additional Information

Date Listed	January 16th, 2025
Days on Market	96
Zoning	Residential

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.