



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

20070 TWP 40-4
Rural Stettler No. 6, County of, Alberta

MLS # A2217028



\$1,649,900

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,618 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	-		
Lot Size:	299.00 Acres		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Metal	Near Town:	Stettler
Basement:	-	LLD:	25-40-20-W4
Exterior:	-	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Major Use: Beef, Cow, Mixed, Pasture, Recreational

This 300 acre, half section of land with house and garage is an ideal setting for horse enthusiasts, farmers looking to expand their operation, or anyone wanting to get out into the country. This property is just a couple miles from White Sands on Buffalo Lake. A winding driveway takes you through the trees and into the private yard. The house sits atop a small hill and is surrounded with gentle slopes. This attractive home has a brick facade and covered verandas out the front and the back doors, giving you the option to sit in the sun or the shade. Inside, the overall aesthetic combines practicality with comfort, utilizing large windows and a neutral color palette accented by warm wood tones in the flooring and trim. The kitchen is spacious with white cabinetry and built-in oven and microwave. There is ample room here for a kitchen table. There is a dedicated dining area offering a separate space for formal meals. This is open to the living room which has a wood burning fireplace and a garden door to the veranda. There is a 2 pc bathroom and a work space which could be used for an office, homework, crafting, etc. The primary bedroom offers plenty of space, with a large 3 pc ensuite and walk-in closet with window. The main entrance has access to the garage and the basement. Downstairs, there is a lovely family room and 3 bedrooms of varying sizes. The bathroom has a tub/shower and doubles as a laundry room with front load washer and dryer. The house has an attached single car garage with a sink, and space for shelving and a freezer. Outside, there is a detached, multi-functional garage which measures 28'x26'. The attached lean to also has a fireplace and space to sit and relax. Just a few steps from the house is a dedicated pizza shed with pizza oven. The garden beside it is rototilled and ready for seeding. Around the farmyard there are a number

of sheds, animal enclosures, corrals, and animal shelters. The farmland consists of 100 cultivated acres, 180 pasture acres, and 20 acres of yard and corrals. This property presents an ideal balance of modern living and country appeal, suitable for any family.