



GRASSROOTS
REALTY GROUP

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

19134 Township Road 41-2
Rural Stettler No. 6, County of, Alberta

MLS # A2221169



\$625,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,819 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	8.77 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Landscaped, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank, Open Discharge, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected
Features:	No Smoking Home, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Peaceful, private, perfectly serene 8.77 acres is only 15 minutes from Stettler. Well cared for 2012 modular boasting 4 bedrooms two family rooms, and 2, 4 piece baths. The kitchen is big and bright with plenty of cupboards, and large island for additional work space.. Dining area is spacious as well. The manicured, beautifully landscaped yard with plenty of trees, and planted gardens. Large 28x32 shop is a bonus for garage/storage/work area. Pride of ownership is shown in every corner of the property.