



**GRASSROOTS**  
REALTY GROUP

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**37518 RR 22-2**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2229198**



**\$949,000**

**Division:** NONE

**Cur. Use:** -

**Style:** -

**Size:** 0 sq.ft. **Age:** -

**Beds:** 2 **Baths:** 1

**Garage:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Water:** -

**Floors:** -

**Sewer:** -

**Roof:** -

**Near Town:** Stettler

**Basement:** -

**LLD:** 34-37-22-W4

**Exterior:** -

**Zoning:** Agriculture

**Foundation:** -

**Utilities:** -

**Features:** -

**Major Use:** Pasture

Sitting above the Red Deer River, this rare riverfront property offers an exceptional lifestyle of serenity and relaxation. The 137 acre property sits on the east side of the river and includes a half mile of pristine riverfront as well as open meadows and natural bush. This property is located approx. 20 miles SW of Stettler and 33 miles east of Red Deer. The year-round home sits atop a hill with a clear view of the valley below. Inside, the house has rustic charm to go along with its natural surroundings. Tongue and groove pine ceilings cover much of this home. The kitchen has white cabinets and plenty of counter space. Around the corner is the dining room which is open to the living room with a wood burning stove and patio door to a deck which has a magnificent view of the valley. Here there is space for your barbecue, smoker, and all your deck furniture so you can relax and enjoy the sunsets over the valley. The family room has a wood accent wall and space for all your sofas and chairs. The primary bedroom has 2 closets with mirrored doors and there is one more bedroom. The bathroom has a tub and separate walk-in shower. The entrance doubles as a laundry room and has a sink for your convenience. This property has two hunting shacks which are excellent spots to observe wildlife such as deer, moose, and bald eagles. There is a newer 28' x 40' heated shop, a 28' x 40' barn with power, a greenhouse, a large tool shed, and an animal shelter. The yard has a spacious grass area, trees, a garden, and an easy-to-navigate driveway. The river is accessed by foot or ATV via a trail that leads to the river on the northwest corner of the land. Looking south along the riverbank, there are steep bluffs making the view phenomenal. This property has great fishing (walleye, pike, and goldeye). This property is perfect for any stage of life, from families looking to set down their roots to

retirees wanting to enjoy a peace and quiet. This could be your forever home, your weekend escape, family campground, or hunting lodge. It's more than just a property; it's where life slows down and memories are made.