



**GRASSROOTS**  
REALTY GROUP

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**38012 Range 20-1 Road**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2230708**



**\$799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	6,672 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	10	<b>Baths:</b>	7 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.53 Acres		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Baseboard, In Floor, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Other, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Siding	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** 2 fridges (in suites) 2 stoves( in suites) tenant washer and dryer, blinds

OPEN HOUSE SUNDAY JULY 13 1 PM-2:30 PM. If space is what you're after, this home delivers in a big way. Located on a quiet road just seven minutes from the Town of Stettler and only a mile off the highway, this mansion-sized acreage offers the perfect setup for a big family, or anyone looking to enjoy the benefits of acreage life, on over 3.5 acres. Inside you'll find 10 bedrooms, 2 dens, several living spaces, 8 bathrooms, and 3 FULL kitchens, offering a flexible layout to suit a variety of needs. Fitness lovers will appreciate the two dedicated gym areas—one that rivals many commercial setups, and another with hardwood flooring, ideal for pickle-ball, badminton, or active play. The entire home features updated vinyl plank flooring, and the central hub of the home includes a spacious open concept kitchen/dining/living area perfect for cooking, gathering, and everyday living. The home's potential shines with two illegal suites: one that can function as either a one or three bedroom unit with its own full kitchen and bath, and a second featuring one bedroom plus a den, (can also become a two bed plus den) along with large and beautiful modern kitchen with all the bells and whistles and two half baths. . These share a laundry area, while the main home benefits from its own separate laundry setup, with a clothes chute! For the hobbyist or DIY enthusiast, the oversized heated double garage includes a clean epoxy floor and is complemented by a separate workshop space with large exterior doors ideal for storage, tools, or projects that need room to spread out. All the major systems have been taken care of, including a newer boiler with multiple heating zones for optimal efficiency and comfort. The entire exterior has been refreshed with new shingles, all new windows (mostly triple pane), and most of the entry doors and garage doors have

been replaced as well giving the home a clean, well-maintained appearance inside and out. Whether you're dreaming of country living with room for everyone, starting a home-based business, or looking for an opportunity to fulfill a dream, this home offers comfort, space, and potential—all in one move-in-ready package.