



**GRASSROOTS**  
REALTY GROUP

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18170, 40-0 Township  
Rural Stettler No. 6, County of, Alberta

MLS # A2235476



**\$599,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,721 sq.ft.	Age:	2008 (17 yrs old)
Beds:	8	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	8.15 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-40-18-W4
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions:	N/a
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Charming 1,700 Sq Ft 7-Bedroom Home on Over 8 Acres with Barn, Paddock, Shop, and Luxe Master Suite & 15 Minutes from Stettler Escape to your perfect rural haven! This 1,700 sq ft home boasts 7 bedrooms and 3 bathrooms, including a spacious master suite with a luxurious full ensuite bathroom. Ideal for large families or hosting guests, the home features an open-concept layout, huge kitchen with tons of counter and cabinet space, and a bright, welcoming living area with wood burning fireplace. Set on over 8 expansive acres, the property includes a well-maintained barn with a paddock, perfect for horses or livestock, and overhead storage for added convenience. A large, versatile shop with 3 sections offers heat, 220 amp outlets and ample space for hobbies, equipment, or a home business. Two reliable wells ensure a consistent water supply for all your needs. Surrounded by mature trees and scenic views, this acreage offers tranquility and endless possibilities, just a 15-minute drive from Stettler's amenities., and the school bus comes right to the door! Don't miss this rare gem&mdash;schedule your showing today!