



GRASSROOTS
REALTY GROUP

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40446 HWY 56
Rural Stettler No. 6, County of, Alberta

MLS # A2237491



\$999,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,200 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	9.86 Acres		
Lot Feat:	Landscaped		

Heating: In Floor, Forced Air

Floors: Laminate

Roof: Metal

Basement: None

Exterior: Metal Siding

Foundation: Slab

Features: Ceiling Fan(s)

Water: Well

Sewer: Septic Field

Condo Fee: -

LLD: -

Zoning: Agriculture

Utilities: -

Inclusions: Dishwasher, stove, fridge, washer, dryer, garage door openers with remotes, water filtration, iron filter, reverse osmosis, water, softener.

Live where you work, work where you live! This one-of-a-kind property offers the ultimate blend of industrial functionality and residential comfort. Ideal for trucking companies, equipment-based businesses, or entrepreneurs needing serious space, this unique setup includes a massive shop and a modern residence all under one roof. Located on 9.86 acres, right on Highway 56 and only 9.5 miles from Stettler, this property combines convenience, functionality, and investment potential. The shop measures 60' x 125' and the mezzanine is 12' x 60', offering extra storage or workspace flexibility, making this shop both practical and efficient for your growing business. There are 5 bays, 200 amp service, forced air, and in-floor heat. This shop has a spacious office, storage rooms, and a bathroom with a laundry sink and washing machine, ideal for cleaning up after a day on the job. Attached to the shop is a spacious, open-concept home ideal for those who want to live on-site or provide housing for staff. The main floor has an open living room, kitchen, and a large dining area—which offers plenty of room for a full dining set plus additional furniture like a desk or breakfast nook. The kitchen has a corner pantry, honey-toned cabinetry, and a central island with space for seating. There are two additional rooms available for bedrooms or office space and the main bathrooms on both floors are efficiently designed. Upstairs, you will find a lovely family room with a balcony that overlooks the property—ideal for morning coffee or sunrise views. The primary bedroom has a spa-like feel, incorporating the jet tub, walk in shower, and closet area. There are three more bedrooms and a dedicated laundry room with front load washer and dryer. Heading towards the back, there is a multipurpose room, a 2 pc bathroom, and a staircase which accesses the shop.

You can also access the shop from the main floor, without having to go outside. There is a separate, custom garage that will easily hold two vehicles. Sitting on a generous lot, the exterior offers a level, gravel parking area with plenty of space for trucks, equipment, trailers, and personal vehicles. There is also an above ground pool, a garden area, and plenty of green space, including natural brush and grass. Whether you're expanding your fleet, relocating your business, or simply dreaming of a home-based operation, this property's dual nature delivers the space, flexibility, and functionality to make it happen.