



**GRASSROOTS**  
REALTY GROUP

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**#4 Jewel Road**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2239124**



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	5.26 Acres		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** white fridge, washer/dryer, large flat screen TVs hung on the wall (2), window covering, dishwasher, (3) sheds, theatre system, Garage door openers.

Country living meets modern comfort at 4 Jewel Road a spacious and well-maintained 5 bedroom, 3 bathroom home nestled on a private acreage just minutes North East of Stettler. This property offers the perfect balance of peaceful rural life with convenient access to town. Step inside to a bright and functional layout, featuring a large living room, open-concept kitchen with ample cabinetry, and a dining area that opens to a deck perfect for summer BBQs and watching sunsets over the prairie. The primary suite boasts a walk-in closet and private ensuite. Two additional bedrooms and a full bath complete the main floor. Downstairs, the fully finished basement offers two more bedrooms, a third full bathroom, a generous rec room including a home theater system, and plenty of storage ideal for families or guests. Outside, enjoy a beautifully treed yard, open green space, and potential for a future shop or garden. Whether you're looking to raise a family or simply escape the city, this acreage offers flexibility and freedom.