



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

36177 Range Road 18-3
Rural Stettler No. 6, County of, Alberta

MLS # A2242912



\$495,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,192 sq.ft. | Age: | 1962 (63 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | None | | |
| Lot Size: | 11.42 Acres | | |
| Lot Feat: | Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Native Plants, | | |

| | | | |
|-------------|---------------------------------------|------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, See Remarks, Vinyl Plank | Sewer: | Open Discharge |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | See Remarks, Vinyl Siding, Wood Frame | Zoning: | Residential Acreage |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, See Remarks |
| Features: | Open Floorplan, See Remarks, Storage | | |

Inclusions: Fridge, Stove, Dishwasher, washer, dryer

Serene 11.42 acres of privacy and tranquillity. Perfect place for the hobbyist with animals. Well maintained home, with plenty of renovations. 3 bedrooms, 2 up/1 down, 2 full baths. Open with country style kitchen and large dining/living area. All new flooring throughout. Large deck off the house, with views of the land. Mature landscaped yard area. Outbuildings include 1500 sqft steel quonset w/ concrete pony wall, 12x48 shelter for storage. Barn has power, box stalls, plus tack room. Crossed fenced with corrals for critters. Some of the more recent improvements (past 10 years) include newer septic tank, hydrant, fencing. 2 waterers. Everything has been well maintained and kept in good repair.