



**GRASSROOTS**  
REALTY GROUP

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

**20108 TWP 40-4**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2245313**



**\$1,499,000**

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,102 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	2
Garage:	-		
Lot Size:	320.00 Acres		
Lot Feat:	-		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Open Discharge
Roof:	Metal	Near Town:	Stettler
Basement:	Finished, Full	LLD:	26-40-20-W4
Exterior:	-	Zoning:	Agriculture
Foundation:	-	Utilities:	-
Features:	-		

**Major Use:** Pasture

Welcome to your dream country property! Nestled on a half section of land, this beautifully maintained parcel offers privacy, comfort, and functionality. Mature spruce trees lining the winding driveway bring you to a paved parking area—a rare find in the country—adding both convenience and curb appeal. The home features log siding and a walkout basement. Step inside the home and be welcomed by warm tongue-and-groove pine throughout the main living areas and vaulted ceilings above. A stunning front wall of angled windows and a garden door floods the space with natural light. The wood-burning stove creates a cozy ambiance, and the bright kitchen features white cabinetry and tile flooring. Two bedrooms on the main floor offer rustic charm with wood accents throughout, and the main bathroom includes a jet tub and corner shower. Downstairs, there is a large, bright family room, three additional bedrooms, a separate laundry room, and a full bathroom complete with sauna—ideal for relaxation after a long day. The impressive oversized two-door garage easily accommodates three vehicles and includes its own water closet and shower, perfect for those working outdoors. An attached storage shed sits conveniently to the side for added utility. Outside, enjoy the beautifully landscaped yard with established flower beds, mature trees, and two separate decks on opposite sides of the house, perfect for quiet mornings or evening sunsets. Whether you are looking for a peaceful homestead, space to raise animals, or just room to breathe, this unique property offers it all. Truly a must-see!