



GRASSROOTS
REALTY GROUP

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13139 TWP Rd. 395
Rural Stettler No. 6, County of, Alberta

MLS # A2252267



\$865,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,320 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	44.80 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Many Trees, Native Pl		

Heating:	Boiler, Combination, Coal, In Floor, Forced Air, Propane, See Remarks, Wood	Water:	Well
Floors:	Carpet, Concrete, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Ag
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas Not, Propane, Satellite Internet
Features:	Bathroom Rough-in, Breakfast Bar, No Smoking Home, See Remarks		

Inclusions: Fridge, stove, dishwasher, washer/dryer, outdoor wood burning boiler, outdoor coal burning boiler, shed, cold storage building, green propane tank, flooring in the basement, wood stove on the basement, sump pump (new in box), tile in the basement, blinds

Country Living on 44.8 Acres! Here's your chance to own a fantastic acreage that offers space, privacy, and endless potential. Sitting on 44.8 acres, this property is well set up for hobby farming, horses, cows, or most any animals with over 30+ acres of hay crop (a mix of straight grass and alfalfa) and fencing already in place—just add a few wire runs and gates to finish it off. The outbuildings are a major highlight, starting with a massive 42x60 heated shop featuring in-floor heat, 220 power, 16' ceilings, three overhead doors, and a removable center partition wall. There's also a 24x24 cold storage building plus additional sheds for all your equipment and storage needs. Heating options are flexible with an outdoor wood-burning stove that circulates glycol to both the house and shop, plus a coal-burning stove as a backup. The system is designed so you can easily switch to a boiler if you prefer. The home sits on a solid ICF foundation with a bright, open-concept layout. Coming in through the 28x28 attached double garage, you're greeted by a spacious entry with a handy 2-piece bath and main floor laundry. The kitchen, dining, and living areas flow seamlessly together, with the kitchen offering abundant counter space, cupboards, and a large island. The dining room can host even the biggest gatherings, while the living room features a large picture window for plenty of natural light. The main level also includes three bedrooms, including a generous master suite with 3-piece ensuite, plus a full 4-piece bathroom. The basement is a blank canvas with high ceilings and roughed-in plumbing for a bathroom (tub, vanity, and new tile are already included!). You'll also find a wood stove and enough new laminate flooring to finish the entire basement—just bring your vision. If you've been looking for a property where you can

enjoy country living, raise some animals, grow a garden, or simply take in the peace and privacy of the land, this acreage might be what you've been waiting for.