



**GRASSROOTS**  
REALTY GROUP

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40033 Range Road 202  
Rural Stettler No. 6, County of, Alberta

MLS # A2252414



**\$364,900**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,768 sq.ft.	Age:	1945 (81 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Quad or More Detached, RV Access/P		
Lot Size:	9.74 Acres		
Lot Feat:	Brush, Front Yard, Landscaped, Many Trees		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood

**Roof:** Asphalt Shingle, Metal

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 3-40-20-W4

**Zoning:** AG

**Utilities:** -

**Inclusions:** N/A

Embrace the opportunity to own 9.74 acres of AG-zoned land just minutes from beautiful Buffalo Lake and the Whitesands public boat launch. This property offers the perfect balance of rural tranquility and recreational access, with endless potential for hobby farming, gardening, or simply enjoying the space and privacy of country living. Located only 15 minutes from Stettler, it provides easy access to schools, shopping, and amenities while giving you the freedom of an acreage lifestyle. The home itself is a large, two-storey residence full of character, featuring five bedrooms and two bathrooms, with a functional layout ready for someone to bring their vision and updates. While the house requires some work and modernization, recent upgrades include a newer electrical box, furnace, hot water tank and shingles, adding value and peace of mind. A highlight of the property is the 52' x 24' heated detached garage, offering plenty of room for vehicles, equipment, or a workshop. With nearly 10 acres of versatile land, there's room for future expansion, hobby animals, or outdoor recreation, making this a fantastic opportunity for anyone seeking a project with strong potential in a prime location close to the lake.