



**GRASSROOTS**  
REALTY GROUP

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**21044 594 Highway**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2259629**



**\$574,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached, Workshop in Garage		
<b>Lot Size:</b>	3.27 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Garden, Landscaped, Many Trees, Private, Wooded		

**Heating:** Forced Air, Natural Gas

**Water:** Well

**Floors:** Laminate, Vinyl

**Sewer:** Septic Tank

**Roof:** Metal

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** Residential

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)

**Inclusions:** Greenhouse, garden shed, custom built grain bin bar, wood burning stove in basement, wood burning stove in shop, free standing pool, dog run, wood working benches

ONLY HALF A MILE OFF PAVEMENT and just 15 minutes SW of Stettler, this beautifully kept 4-acre property is a private oasis completely surrounded by mature trees and a meticulously manicured yard. The 4-BED, 2-BATH BI-LEVEL home offers an OPEN-CONCEPT kitchen, dining, and living area with VAULTED CEILINGS and LARGE WINDOWS that fill the space with natural light. The spacious primary bedroom easily accommodates a king bed with room to spare, and the bright lower level feels nothing like a basement thanks to big, eye-level windows. Step out to the NO-MAINTENANCE BACK DECK—complete with storage underneath and a FREESTANDING POOL—for effortless summer living, or relax on the poured-concrete patio at the front. A HEATED WORKSHOP is cleverly divided to provide warm work space on one side and unheated cold storage with a LARGE OVERHEAD DOOR and mezzanine on the other. Attached to the shop is a FENCED DOG RUN with a DOGGY DOOR for year-round indoor/outdoor access. Nearby, a versatile SHELTER adds even more covered space for projects or equipment. Garden enthusiasts will love the GARDEN AREA, GREENHOUSE, and POTTING SHED. One of the property's showpieces is the CUSTOM GRAIN-BIN BAR/BUNKIE (2022)—HEATED, INSULATED, and POWERED—set beside a FIRE-PIT AREA complete with swing-bench seating and a 30-AMP RV PLUG-IN for easy camper or guest hookups. This home has been lovingly maintained with MANY PRACTICAL UPDATES: 2018 sewer pump and furnace motherboard, 2019 hot water tank, 2020 dishwasher, 2021 KitchenAid gas stove with DOUBLE OVENS and over-the-range microwave, 2022 water pressure tank plus new washer and dryer, a METAL ROOF in 2023, and a NEW FRIDGE in

2025. The property is PERIMETER-FENCED and gated for convenience and peace of mind. All around, this acreage offers exceptional privacy, thoughtful upgrades, and tremendous value in the County of Stettler.