



**GRASSROOTS**  
REALTY GROUP

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**22037 HWY 11**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2268301**



**\$645,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,184 sq.ft.	<b>Age:</b>	1930 (96 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	3.81 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Agriculture
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Kitchen Island, No Animal Home		

**Inclusions:** Fridge, freezer, stove, microwave, dishwasher, washer, dryer, all window coverings, garage door openers with remote, 2 sheds.

This fully updated and renovated home is in an ideal location along Highway 11. The original 1930 character home was moved onto a new basement in 1984, at which time a substantial addition was completed. Major updates transforming this home were finished between 2023 and 2025 including all appliances, all windows (triple pane), blinds, electrical panel (in house and garage), plugs, and switches, central vacuum system, and central air. The furnace was replaced in 2009, hot water tank (2022), shingles (2018), and attic insulation was replaced with blown in R50 and R40 batt insulation. All flooring throughout the home is maple hardwood and travertine tile. Key features in the chef's kitchen are the "dual range, the full-size fridge and freezer, "island, and leathered granite countertops. There is plenty of storage including 3 appliance compartments with pull out shelves. The dining room patio doors lead to the deck for seamless indoor-outdoor living. The living room has a new gas fireplace that resembles an old wood stove. A convenient main floor office also offers patio doors to the veranda, making it ideal for working from home. A spa-like three-piece bathroom includes leather granite countertop and a walk-in shower. The main floor laundry has a convenient chute from the second floor and a high-end steam washer and dryer. Upstairs, the home's character shines through with the classic octagonal window, decorative panels on the bedroom doors, and a reading nook at the top of the stairs. The primary bedroom includes a walk-in closet and a luxurious five-piece ensuite with a solid wood vanity counter, jet tub, walk-in shower, and a private water closet. Three additional bedrooms offer beautiful views overlooking the property and surrounding landscape. The four-piece bathroom features travertine flooring, a leather

granite countertop, and a custom tub and shower. The basement is a blank slate awaiting the vision of the new owner, offering plenty of potential for development. A charming enclosed porch welcomes you at the main entrance, offering the perfect space to greet guests. The large, east facing deck is great for entertaining or to enjoy your morning coffee while watching the sunrise. One side has been altered to fit a pool for summer fun. The property has a mini barn, a shed, and a full-size 24'x28' garage to fit your toys and vehicles. The garage features updated doors, central vacuum, and a full wall of cabinetry. The property offers expansive views, including scenic wetlands to the east, which can be enjoyed from the veranda or deck. Ideally positioned between Stettler and Red Deer, this acreage offers peaceful country living with a short commute and pavement right to your driveway. Whether you are raising a family, working from home, or commuting for work, this exceptional property provides a setting that is easy to fall in love with.