



GRASSROOTS
REALTY GROUP

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

MLS # A2268301



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,184 sq.ft.	Age:	1930 (95 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	3.81 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agriculture
Foundation:	Wood	Utilities:	-
Features:	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 iconic home is well known for its classic character, hilltop setting, and prime location along Highway 11. Ideally positioned between Stettler and Red Deer, this acreage offers the perfect blend of peaceful country living with an easy commute—pavement right to your driveway making travel easy year-round. Beautifully transformed through an extensive renovation in 2024, this home blends modern luxury with original architectural charm. Nearly everything has been upgraded to create a truly exceptional living space that is perfect for families, acreage owners, and anyone seeking a standout country home. A charming enclosed porch welcomes you at the main entrance, offering the perfect space to greet guests and enjoy morning coffee. The chef-inspired kitchen is sure to impress, featuring leather granite on the counters and an “island, high-end appliances including a full-height fridge and freezer and dual fuel range, soft-close drawers, and appliance garages to keep everything neatly tucked away. The kitchen opens to the dining room, where patio doors lead to the deck for seamless indoor-outdoor living and entertaining. The spacious living room exudes warmth and comfort with a new gas fireplace/stove and a live-edge mantle. A convenient main floor office also offers patio doors to the veranda, making it ideal for working from home. The spa-like three-piece bathroom includes leather granite and a walk-in shower, while the large laundry room features high-end steam washer and dryer and a laundry chute. Upstairs, the home’s original character shines through with the classic octagonal window, decorative panels on the bedroom doors, and a cozy 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. The property offers expansive views, including scenic wetlands to the east, which can be enjoyed from the veranda or deck. Upgrades have been done in the last two years and include travertine and maple hardwood flooring, windows on the main and upper level, blinds, central vacuum system, updated electrical panels in both the house and garage, R50 blown-in and R40 batt insulation in the attic, hot water tank, and central air. The home was moved onto a new basement in 1984. The garage features updated doors, central vacuum, and a full wall of cabinetry to help keep everything organized. Whether you are raising a family, working from home, commuting for work, or simply seeking a peaceful country lifestyle with modern luxuries, this exceptional property provides a setting that is easy to fall in love with.