



20140 TWP Rd. 380
Rural Stettler No. 6, County of, Alberta

MLS # A2269750



\$157,000

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|------------------|--|-----------------|
| Division: | NONE | |
| Type: | Residential/Manufactured House | |
| Style: | Acreage with Residence, Mobile Home-Double Wide | |
| Size: | 1,053 sq.ft. | Age: - |
| Beds: | 4 | Baths: 1 |
| Garage: | Off Street | |
| Lot Size: | 1.89 Acres | |
| Lot Feat: | Front Yard, Irregular Lot, Lawn, Many Trees, Pasture | |

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|--------------------|---|-------------------|----------------|
| Heating: | Forced Air, None, Propane, Wood, Wood Stove | Water: | Well |
| Floors: | Wood | Sewer: | Open Discharge |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Metal Siding | Zoning: | Agriculture |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | N/A | | |

Discover the potential of this charming 1.89-acre acreage, located just 10 minutes from Stettler with only a mile and a half of gravel road. This property offers the ideal opportunity for those seeking a peaceful country retreat or a place to create their forever home. The home experienced a fire approximately three years ago, resulting in smoke damage on the main floor. Since then, the main level has been mostly gutted, providing a clean slate ready for your renovation and design ideas. The layout includes two bedrooms, a laundry room, bathroom, and an open-concept living, dining, and kitchen area—offering excellent potential for a modern, functional main floor. The basement features two additional bedrooms, a spacious family room with a wood stove, and a couple of extra rooms that could serve as an office, storage, or cold room. Outdoors, you'll find plenty of privacy with mature trees surrounding the yard, a fenced pasture perfect for a couple of horses, and a newer front deck to relax and enjoy the peaceful country air. If you have renovation experience and a vision for transforming a property, this acreage offers an excellent opportunity to build equity and create something truly special.