



GRASSROOTS
REALTY GROUP

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

MLS # A2269750



\$157,000

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		

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.