



**38456 HWY 852**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2272274**



**\$385,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	982 sq.ft.	<b>Age:</b> 1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Single Garage Detached	
<b>Lot Size:</b>	2.97 Acres	
<b>Lot Feat:</b>	Garden, Landscaped	

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Agriculture
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		
<b>Inclusions:</b>	2 x fridge, microwave, dishwasher, washer, dryer		

This wonderful home sits on 2.97 acres, just half a mile from Gadsby, and only 22 miles from Stettler. This property offers space, serenity, and the kind of country lifestyle families, hobby farmers, and rural dreamers will love. Inside, the home is fresh and bright, with a warm and inviting layout. The kitchen is filled with natural light and features an apron sink that suits the home's country character perfectly. The dining area flows easily into the spacious living room, creating an ideal space for everyday living and gathering. Down the hall, the primary bedroom includes its own ensuite, and there are two additional bedrooms for children, guests, or a home office. The main bathroom features a tub/shower combination and charming country-inspired wainscoting. A hallway closet adds convenient storage. The main floor is completed by a large entrance equipped with cabinets, counterspace, and plenty of room for an extra fridge or freezer—perfect for acreage life. The basement offers exceptional flexibility for every family member. There is a large family room, a comfortable bedroom, and a utility/storage room with ample space for seasonal items. The laundry area at the bottom of the stairs is complete with front-load washer and dryer and a rustic wood accent wall. Upgrades throughout the home include newer vinyl windows, new furnace in 2020, and metal roof done in 2020. The front entrance has a patio at the base of the stairs, ideal for your deck chairs or planters, and the flower bed enhances the welcoming feel. Out the back door, enjoy a west-facing deck overlooking your backyard and the farmland beyond. The gazebo and dedicated garden space add even more charm to this inviting outdoor area. Mature trees around the acreage and throughout the yard, offering privacy and shelter from the wind. The acreage is perimeter fenced and cross-fenced,

providing enclosures for animals. This property is on municipal water. The garage has an attached lean-to creating a workspace to the side. Two additional outbuildings complete the property, making it practical for projects, storage, or small-scale farming needs. The barn measures 20'x10' and the workshop measures 32'x21'. This is a charming, well-kept acreage that blends comfort, country style, and functional space—perfect for families and anyone eager to enjoy the peaceful rural lifestyle.