



21415 TWP 37-3

MLS # A2274580

Rural Stettler No. 6, County of, Alberta



**\$700,000**

**Division:** NONE

**Type:** Residential/House

**Style:** Acreage with Residence, Bungalow

**Size:** 1,217 sq.ft. **Age:** 2011 (15 yrs old)

**Beds:** 4 **Baths:** 2 full / 1 half

**Garage:** Double Garage Detached

**Lot Size:** 43.74 Acres

**Lot Feat:** Landscaped, Private, Rolling Slope

**Heating:** In Floor, Forced Air

**Water:** Well

**Floors:** Cork

**Sewer:** Open Discharge

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** ICFs (Insulated Concrete Forms)

**Zoning:** Agriculture

**Foundation:** ICF Block

**Utilities:** -

**Features:** Ceiling Fan(s)

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, central vac with attachments, 2 garage door openers with remotes.

Perched on a gentle hill and framed by native trees and rolling terrain, this 2011 ranch-style home offers privacy and stunning scenery. This hard-to-find 43.7 acre parcel is perfect for families, hobby farmers, or anyone craving a peaceful rural lifestyle. Inside, soothing paint tones and warm cork flooring create an inviting atmosphere. The main entrance features a convenient coat closet and leads into a bright living room highlighted by large windows and a wood-burning fireplace with custom stone and tile surround. The adjoining dining area offers easy flow for family meals, while the sunroom—filled with natural light—includes a garden door leading to the deck. The thoughtfully designed kitchen features an angled peninsula facing the living room so you can stay connected while preparing meals. A corner pantry and built-in desk area add functionality and storage. The spacious primary bedroom includes a 4-piece ensuite with generous counterspace. A half bath sits just off the hallway on the way to the mudroom, which also houses the laundry area complete with a sink and extra cabinets. Downstairs, the wide-open family room provides endless flexibility—whether you envision a home gym, entertainment zone, kids play space, or craft area. A cozy wood-burning stove sits in the corner. The basement also includes three large bedrooms, a bright 4-piece bathroom, a storage room with built-in shelving for pantry items, a cold room, and a tidy mechanical room. The home features a central vac, ICF block construction to the rafters, and the in-floor heat in the basement has been roughed in. Outdoors, the veranda spans the front of the home, offering a sheltered place to relax and enjoy the surrounding nature. This flows into a large lower deck with ample space for outdoor furniture and a barbecue, perfect for hosting gatherings. The two-car garage includes

shelving and a workbench, ideal for projects and hobbies. The yard is nicely landscaped with shrub beds and trees, along with two fenced garden areas and compost bins—ready for anyone with a green thumb. This acreage offers an exceptional blend of privacy, practicality, and rural charm, providing the perfect setting for a country lifestyle.