



**GRASSROOTS**  
REALTY GROUP

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**21415 TWP 37-3**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2274580**



**\$700,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	43.74 Acres		
<b>Lot Feat:</b>	Landscaped, Private, Rolling Slope		

**Heating:** In Floor, Forced Air

**Floors:** Cork

**Roof:** Asphalt

**Basement:** Full

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

**Foundation:** ICF Block

**Features:** Ceiling Fan(s)

**Water:** Well

**Sewer:** Open Discharge

**Condo Fee:** -

**LLD:** -

**Zoning:** Agriculture

**Utilities:** -

**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 barbeque, 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.