



**GRASSROOTS**  
REALTY GROUP

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**41158 17-3 Range**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2277649**



**\$194,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	467 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	1	<b>Baths:</b>	-
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	14.48 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Treed, Views		

<b>Heating:</b>	Wood Stove	<b>Water:</b>	None
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	None
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	10-41-17-W4
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Curtains, curtain rods, white cabinet, corner cabinet, bed, couch, coffee table, 2 pine chests, (bedding in chest), rugs, table and chairs, fridge, wood stove, toaster, shed, outhouse, other item negotiable

Tucked above the gentle curve of Willow Creek in the valley below, this 14-acre sanctuary feels like a place time forgot. Quiet, private, and naturally beautiful, it's a haven for those who long for stillness, starry skies, and the soft sounds of nature all around. Wander through a landscape of mature trees and wild grasses until you reach the clearing—home to a charming off-grid cabin, fully furnished and thoughtfully outfitted for extended stays. Outfitted with a wood burning cookstove and outlets powered by a combination of solar panel and generator offer modern touches without disturbing the peace. Step onto the wraparound deck with your morning coffee, or gather around the fire-pit patio as the sun sets behind the treetops. Wildlife moves gently through the area—moose, deer, porcupines, grouse, pheasants, and many more—offering quiet company and a reminder of how far away you are from it all. Once partially cleared for hay and cattle, the land has reclaimed its natural rhythm, offering a blend of open space and forest floor perfect for exploring or simply breathing it all in. Nearby utilities, both natural gas and power and recent boundary survey provide the option to build—but for now, it's just you, the trees, and the valley breeze.