



**40225 RR 19-2**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2279487**



**\$1,250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,148 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	150.00 Acres		
<b>Lot Feat:</b>	Farm, Many Trees, See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Propane, Wood, Wood Stove	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-40-19-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

Off-grid paradise just 12 minutes from Stettler. This exceptional property offers over 3,400 sq ft of living space with 5 bedrooms and 4.5 bathrooms, set on approximately 150 acres—including 100 acres of mature treed wildlife habitat and 40 acres of productive cropland. Privacy is unmatched, with the nearest neighbour half a mile away, Crown land to the south and Nature Conservancy land to the east. The main floor features two bedrooms with private ensuites and large closets, an open-concept kitchen, dining, and living area with 9’ ceilings, hardwood flooring, and granite countertops throughout. A striking wood stove anchors the living space, radiating warmth while large windows capture breathtaking views in every direction. The kitchen is equipped with a stainless steel 8-burner, dual-oven propane range, ideal for entertaining or serious cooking. An office, half bath, and laundry room complete the main floor, with convenient access to the attached garage through a slate-tiled mudroom. A grand staircase leads to the upper-level primary retreat, featuring an ensuite bathroom, two walk-in closets, and access to a second-floor deck—the perfect spot to take in the peace, privacy, and sweeping bird’s-eye views. The walkout lower level offers in-floor heating, two additional bedrooms, a full bathroom, roughed-in wet bar area, cold storage, and a spacious living area ready for your personal finishing touches (stippled ceiling, primed walls). The mechanical room houses the 1,100-gallon water cistern, furnace, in-floor heating tank, hot water tank, power inverter, and deep-cycle battery bank. Outdoors, the yard site includes a mowed walking trail, secluded firepit area, ground-mounted solar array, a 200 sq ft multi-purpose/wood shed with additional solar panels, a smaller lean-to garden/wood shed, and young shelterbelt evergreens. A

large, level area within the yard is ideal for a future shop. The surrounding woods feature multiple trails for walking or quadding, a spectacular toboggan hill, and a slough that attracts abundant wildlife and doubles as a classic outdoor hockey rink in winter. Power and water are available on the west side of the property, and subdivision is possible.