



38340 Range Road 22-1
Rural Stettler No. 6, County of, Alberta

MLS # A2293772



\$544,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,410 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	5.51 Acres		
Lot Feat:	Back Yard, Brush, Gazebo, Landscaped, Many Trees, Private, Sloped, Views		

Heating:	In Floor, Hot Water	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Private Sewer, Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	23-38-22-W4
Exterior:	Brick, Concrete, ICFs (Insulated Concrete Forms), Stone, Wood Siding	Zoning:	AG
Foundation:	Slab	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Tankless Hot Water		

Inclusions: Gazebo, Antique Windmill and Tower.

Private 5.5-acre acreage offering true country living, rolling topography, and panoramic views in every direction — a peaceful retreat for buyers seeking to leave city lights and crowds behind. Just 1.5 miles from excellent fishing on the Red Deer River and close to popular hunting areas and community outdoor amenities (including a nearby gun range), this property is ideal for outdoor enthusiasts. Property highlights:• Solid, energy-efficient construction: home built with insulated concrete form (ICF) walls, Low E windows, and a high-efficiency hot water system to lower heating costs and footprint.. Slab on grade construction (no basement). • Comfortable covered veranda to enjoy country views. • 30' x 40' finished shop (built 2014) with concrete heated floor, lined in white tin, usable mezzanine storage, and a 2-piece bathroom — versatile for hobbies, equipment, or business. • Distinctive exterior details: reclaimed brick accents sourced from the former Stettler hospital and locally collected split fieldstone add character to modern construction. • AG zoning allows a range of uses to suit rural living and small scale operations. This property blends durability, efficiency, and rustic charm with practical shop space and easy access to outdoor recreation.