



**41172 RR 17-3**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2295027**



**\$350,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Agriculture
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island		

**Inclusions:** Fridge, stove, microwave, washer, dryer

Discover the perfect balance of rustic charm and modern comfort in this beautifully maintained acreage, nestled on 4 scenic acres right at the edge of the coulee. Ideal for families or anyone seeking a quieter lifestyle, this property offers room to grow, relax, and enjoy nature's beauty just outside your door. Step inside and be welcomed by the warmth of pine tongue-and-groove walls and ceilings throughout much of the home. A spacious entrance with a newer wood stove sets the tone, leading into a large dining room and adjoining living room—perfect for gathering with family and friends. Just a couple of steps up, the kitchen features an island and garden door access to a massive covered deck that spans the entire west side of the home, providing sweeping views of the coulee beyond. There are three bedrooms, one with patio doors opening directly onto the deck, providing a serene outlook. The bathroom is complete with a jetted tub, corner shower, custom vanity, laundry, and patio doors to let in calming views while you unwind. Recent interior upgrades include a newer hot water tank, furnace fan, toilet, washing machine, and updated flooring in the entrance and two bedrooms. Exterior updates include newer siding, septic system, re-insulated under the home, and newer gutters. Outdoors, enjoy the convenience of the 30' x 35' heated shop with an overhead door and shelving, plus additional sheds and a small greenhouse. The yard is thoughtfully landscaped with a garden spot, wood fencing, and a lovely lane-way lined with a row of spruce trees that welcome you home. The landscape beyond offers a diverse mix of trees, providing a natural, park-like setting. This property is more than just a home—it is a lifestyle of peace, space, and scenic beauty.