



**40391 Range Road  
Rural Stettler No. 6, County of, Alberta**

**MLS # A2295093**



**\$659,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.19 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Lawn, Many Trees, Private, Secluded, Views		

<b>Heating:</b>	Combination, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Concrete, Linoleum, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Agriculture
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Pantry		

**Inclusions:** Fridge, stove, dishwasher, microwave hood fan, washer/dryer, window coverings, pool table (no accessories), hot tub, 2 sheds, horse shelter, greenhouse (AS IS), garage door openers w/remotes X2

Welcome to your own private slice of paradise on 5.19 acres. It is located just 15 minutes from Stettler at the very end of a quiet dead-end road nestled into the rolling hills. With no passing traffic, this property is ideal for families with children or animals, offering peace, privacy, and space to enjoy country living. The home features an oversized 28' x 28' attached garage with 10' doors and 12' ceilings, providing ample room for full-sized trucks and extra storage. Inside, the main living area has been extensively renovated from floor to ceiling, creating a bright, modern space with high ceilings and an open-concept layout that's perfect for entertaining. The kitchen has all new appliances purchased in 2025. The main level offers 3 bedrooms and 2 bathrooms, including a spacious primary suite that easily accommodates large furniture. The ensuite has been fully renovated, adding a fresh, updated feel. Downstairs, you'll find a large, versatile living space with room for a pool table (included), gym equipment, and a comfortable family room. This level also includes 2 additional bedrooms, a 3-piece bathroom, laundry, and plenty of storage. Step outside to take in the stunning views from the deck, complete with glass railing for unobstructed sightlines. Tucked into the trees is a cozy firepit area, well sheltered from the wind—perfect for enjoying Alberta evenings. There's also a hot tub located under the deck with overhead coverage, allowing for year-round use, rain or shine. The property is set up for horses, featuring fenced and cross-fenced pastures for easy rotation, along with a shelter and a 10' x 12' shed ideal for use as a tack room. There is also a greenhouse and garden space, great for growing your own veggies. Solar panels are negotiable, with performance documentation available. If

you've been searching for a quiet, well-appointed acreage close to Stettler with room for horses—or simply a peaceful place to call home—this property is well worth a look.