



**41224 HWY 850**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2299128**



**\$609,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Few Trees, Garden, Landscaped, Pasture		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Agriculture
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge, stove, dishwasher, range hood, washer, dryer, all window coverings, garage door openers with remotes, gazebo, greenhouse, propane fire pit, shed, pergola.

Escape to the space, freedom, and quiet of country living on this beautifully set up 10.01-acre acreage—perfect for families, hobby farmers, or anyone dreaming of room to roam with a few horses in the pasture. Thoughtfully equipped for rural living, the property features perimeter and cross fencing, a barn, a quonset, and a massive 24' x 80' open-front steel machine shed. Additional outbuildings include a greenhouse, a gazebo, as well as a large arbor, great for barbecues. The yard is designed for enjoying the outdoors and is complete three garden plots ready for planting your annual vegetables. The 4-bedroom bungalow is bright, welcoming, and designed with family living in mind. The modern kitchen showcases white shaker cabinetry, a glass tile backsplash, bamboo-topped island with seating, and stainless steel appliances. The spacious living room offers plenty of room for oversized furniture and is filled with natural light from large south-facing windows. The main floor is complete with two bedrooms and an updated 4-piece bathroom featuring double sinks, while newer vinyl windows—triple pane on the south side—add comfort and efficiency. The basement offers a family room with a gas fireplace and oak-tile surround, two additional bedrooms, a den or storage space, and a 3-piece bathroom. A new furnace with central air was installed in 2025. A covered, insulated walkway connects the home to the heated 22' x 24' double garage, equipped with shelving and its own furnace—ideal for year-round convenience in Alberta's climate. Located near the welcoming community of Donalda, you'll enjoy access to a K-9 school, quiet surroundings, and beautiful views of the Meeting Creek coulee, all within an easy drive to Stettler and Camrose. Experience the lifestyle you have been looking

for&mdash;space, privacy, and the freedom to make it your own.