



**39037 19-3 Range**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2304193**



**\$749,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,572 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	7.56 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighb		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, See Remarks		

**Inclusions:** N/A

Escape the ordinary and embrace the extraordinary at this generous 2572 sq. ft. bungalow nestled in the serene countryside of Stettler County. Located only minutes from Stettler this beautiful 7.4-acre property offers the perfect balance of privacy, space, and convenience. With 5 spacious bedrooms and 4.5 bathrooms, there's ample room for the whole family to thrive and guests to feel at home. The heart of the home is a warm, open-concept kitchen-dining-living area, where rich honey-toned cabinetry, stainless steel appliances, and abundant counter space invite culinary adventures and memorable gatherings. The inviting living room beckons with a classic wood-trimmed fireplace &mdash; the ultimate setting for cozy evenings in. Upstairs, light-filled bedrooms offer tranquil views of the surrounding landscape. The lower level adds versatile bonus space, complete with a drop-ceiling room perfect for a home office, gym, or playroom. Throughout, warm wood accents, natural light, and thoughtful layout create an atmosphere of comfort and possibility. Step outside and experience a truly picturesque setting. The yard is filled with mature trees, including stunning blue spruce, lilacs, apple trees, Saskatoon bushes, raspberry bushes, and breathtaking cherry blossom trees that bloom in vibrant pink and white each season. Situated along Range Road 193, this property is your gateway to peaceful rural living without sacrificing the space and functionality a growing family deserves.