



17132 TWP 40-4
Rural Stettler No. 6, County of, Alberta

MLS # A2110885



\$565,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,128 sq.ft.	Age:	1958 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	21.16 Acres		
Lot Feat:	Native Plants, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	26-40-17-W4
Exterior:	Wood Frame	Zoning:	Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, mini fridge, washer, dryer, all window coverings.

This acreage is the ideal place to raise your family, start a hobby farm, or just get out of the city. Sitting on 21.16 acres north east of Stettler, this size of acreage is hard to come by. Inside the home, the main floor of the bungalow has been completely renovated with a country-style design: solid pine posts, pine baseboards, door and window trim, and new wood-look vinyl plank flooring. The kitchen has new hickory cabinets, quartz countertops, and stainless-steel appliances including gas range with hood. Down the hall are 3 good sized bedrooms and a 4 piece bathroom. The basement is a wide open space, leaving the design choice up to you. There is a laundry area with double laundry sink downstairs. Upgrades to the home include a new metal roof, new electrical and lighting, new exterior doors, and most windows have been replaced with vinyl. Outside, there is a metal, 24' x 30' shop with wood tie floor to house your vehicles and equipment. There is a huge, metal-clad barn which can be made into a horse or cattle barn. It has pens, a separate, heated work section, and two garage doors. The property is partially fenced and there are pastures around the yard with corrals, metal gates, livestock waterers, and a large open face pole shed to shelter your livestock. Taxes for the acreage are yet to be assessed.