



37117 Highway 56  
Rural Stettler No. 6, County of, Alberta

MLS # A2118604



**\$499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	1923 (101 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	9.12 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Farm, Paved, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Water
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

The house is situated on 9.12 acres land, with Walkout basement, and with NEW painting and NEW flooring , new water heater and water pressure tank in 2021 , kitchen redone in 2007, most windows replaced in 2008 as well as the High Efficiency Furnace. With a walk out entry currently a mudroom, and a main floor laundry to make washing day easier. This property has many great features. The big wrap around deck is about 530 sqft and runs on the south and east side of the home, plenty of room to entertain. Septic field and tank were upgraded in 2013. A heated 42x60 SHOP with 2-7x9, and 1-14x14 overhead doors, 16' ceiling, cement floor, tin on the inside and out would make any handyman happy. Mature yard and hillside slopes to south for drainage, with great spots for a garden. There are also corrals and a 20x24 Barn on the property with perimeter fence of as well as paddocks - fenced and cross-fenced for managed grazing. The heated shop was used as commercial shop. The property is being occupied by tenant currently, and the rent income is \$2700 per month plus utilities. Great investment and cash flow. Do not miss it! Tenant Occupied - 48 Hours Notice Required!