



**37427 Range 19-2 Road
Rural Stettler No. 6, County of, Alberta**

MLS # A2145750



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,436 sq.ft.	Age:	1909 (115 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, Quad or More Detached		
Lot Size:	9.17 Acres		
Lot Feat:	Farm, Few Trees, Landscaped, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	26-37-19-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Other	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s)		

Inclusions: Sheds, chicken coops

Welcome to your dream homestead! This enchanting property offers over 9 acres sheltered by mature trees—an idyllic haven for raising a family or embracing a self-sustaining lifestyle. Perfect for homesteaders, it features chicken coops, cross-fenced corrals, livestock waterer(2022), and two fenced areas to accommodate all the animals. The traditional farmhouse exudes country charm with a wraparound porch, a second-story balcony, and quaint slanted ceilings. Recently updated, the home boasts newer flooring, fresh paint, renovated bathrooms, new siding and insulation(2022), vinyl windows, HE furnace, updated plumbing and electrical, reinforced foundation and shingles that are only about 5 years old. Enjoy main floor laundry, stainless steel appliances, and updated light fixtures throughout. Additional features include a newer 18x36 Metalex shed, currently used for calving, a 30x70 shop with concrete floor and insulated/heated office space, and several other smaller sheds. There’s ample room for a vegetable garden, pets, and children to explore and play. The property has two wells (an old third well with original windmill) ensuring plenty of water for people and animals, and is fueled by natural gas. The property has perimeter fencing, and a large portion has just been replaced. Experience the natural beauty and extreme quiet of this country oasis—your perfect retreat from the hustle and bustle of urban life.