



18131 TWP 39-2
Rural Stettler No. 6, County of, Alberta

MLS # A2145883



\$695,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,806 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	9.41 Acres		
Lot Feat:	Cleared, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agriculture
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: Fridge, stove, microwave, dishwasher, living room TV, washer, dryer, all window coverings, basement sectional, dog run, fire pit, 2 garage door openers with remotes.

Enjoy the country with this well-maintained acreage located just 10 miles from Stettler. You will enjoy the peace and quiet of acreage life (just under 10 acres) with farmland around the property. This yard has a 50'x100' quonset with half of the floor finished in cement and a large, overhead door with power opener. There is a detached, two car garage which is tinned inside, has radiant heat, and is just steps from the house. Once inside the home, the front entrance brings you into a spacious, open concept living space with vaulted ceilings. The living room has a bay window and gas fireplace. The kitchen has rich, dark wood cabinets, quartz countertops, peninsula for extra prep space, a pantry, and stainless-steel appliances including a gas range. The dining area has a garden door leading to the covered deck. The primary bedroom is awesome as it has a huge ensuite with corner jet tub, a walk-in shower, plenty of cabinets, and counter space including a make up area. The walk-in closet has enough room for all your clothes plus extra storage. At the other end of this home, there is another bedroom, a lovely main bathroom with tub and shower. Towards the back, there is a laundry room with front load washer and dryer on pedestals, a sink, a boot room, and the back door. The ICF basement has an open family room which is a great space to entertain as there is plenty of room for sectionals, entertainment units, a pool table, you name it. There is a sliding barn door to the main level, pot lights in the ceiling, and the walls are done in durable, tongue and groove pine, so if the kids are playing down here you don't have to worry! There are two bedrooms, a storage room, as well as a bathroom with a roughed-in shower. The outdoor spaces also make this property a great place for entertaining. There is a massive covered and screened-in deck measuring

12’x36’, spanning most of the length of the house. There is more than enough space for patio furniture, a barbecue, a smoker, etc. Further on, there is a partially fence firepit area. The rest of the yard is nicely landscaped and there is a garden spot and greenhouse (negotiable) out back. The remainder of the property is seeded down to hay. What a great spot to raise a family or just get out into the country.