



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**40337 RR 19-2**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2189485**



**\$989,000**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	2
Garage:	-		
Lot Size:	158.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Stettler
Basement:	-	LLD:	23-40-19-W4
Exterior:	-	Zoning:	Agriculture
Foundation:	-	Utilities:	-
Features:	-		

**Major Use:** Pasture

This quarter section has an excellent set up for cattle, horses, and hobby farming. Located just 10.5 miles from Stettler, this farm is complete with a 5-bedroom home, a mancave with bathroom, a shop/barn, a quonset, sheds, and an approx. 160' x 200' riding arena. The yard sits on the corner of the quarter overlooking the rolling landscape, giving you breathtaking views every day. The heart of the home is a bright kitchen with white cabinets, ample counter space, and updated appliances. This connects to the dining area which has garden doors to a large covered deck. The living room is around the corner and offers a versatile space for relaxation and gatherings. It has a unique built-in kennel in the corner with lighting and shelving above. The primary bedroom is huge with space for a lounge chair and two closets with organizers. There are two more bedrooms at the end of the hall. The modern bathroom is thoughtfully designed, with a freestanding tub, corner shower, and large vanity. A laundry room is conveniently located in the large mudroom which also has a sink and two closets. Outside this door is another large covered deck. Downstairs, there is a spacious family room with a partition, giving this space separate functional areas. There are two bedrooms and an updated bathroom with a corner shower. There is plenty of storage space down here with a separate room with built-in shelving as well as a huge utility room with an attached storage room. Outside, the yard is sheltered to the north with mature trees. The shop/barn has a concrete floor and measures 40' x 70', the quonset is 40' x 60', and the man cave is 26' x 30'. This fenced quarter consists of approx. 36 ac of cultivated land and the remaining being pasture, which is cross and perimeter fenced. There are a variety of corrals and

a riding arena in the farmyard. Multiple waterers are already installed with the water lines placed 10' underground. This farm set up offers a comfortable and adaptable living environment for anyone wanting life in the country.