



GRASSROOTS
REALTY GROUP

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19103 TWP 41-2
Rural Stettler No. 6, County of, Alberta

MLS # A2204780



\$544,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,500 sq.ft.	Age:	1975 (50 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	4.57 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	Cistern
Floors:	Tile, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	Agriculture
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry		

Inclusions: Fridge, stove, dishwasher, microwave

Enjoy this extensively renovated home with a newly drilled well, situated on 4.57 acres in central Alberta. Just 20 minutes from Stettler, this home is located on a quiet country road with farmland all around. Inside, this home is done in a neutral palette, with all new flooring upstairs, fresh paint, and new interior and exterior doors, and has vinyl windows. The kitchen has new stainless-steel appliances, new sink, pantry, an island with space for seating, and plenty of counter space. There is a dining area next with doors to an amazing deck. This is open to the living room which has a huge window facing the yard. There are 3 bedrooms upstairs, including one which has a 2pc walk through bathroom (also accessible from the main entrance). The main floor bathroom has been beautifully redone with custom tile shower, vanity with 2 sinks, and bright lighting. The hall also has 3 storage closets. The laundry room doubles as a mudroom with space for outdoor gear. The basement floors are super easy to maintain as it is tile throughout. There is a spacious family room with gas fireplace and oak accents, and another open area which could be used for a home gym, kids play area, etc. There are 3 bedrooms, an office, a renovated 5pc bathroom, and storage room with sturdy shelving. The sunroom is bright with wall-to-wall windows/doors – a fantastic spot to relax. The brand-new deck stretches from the sunroom to the patio doors on the east side. The yard is beautiful with mature trees and shrubs and plenty of grass to enjoy. There is a turn around driveway with a sheltered firepit area in the middle. This property has several outbuildings including a barn and sheds. A lovely acreage offering a nice combination of country living, privacy, and relaxation.

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