



19403 Twp Rd 40-4
Rural Stettler No. 6, County of, Alberta

MLS # A2282849



\$1,125,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Farm, Horses		
Style:	Bi-Level		
Size:	1,570 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	136.91 Acres		
Lot Feat:	Farm, Treed		

Heating:	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Other
Roof:	Asphalt Shingle	Near Town:	Stettler
Basement:	Full	LLD:	20-40-19-W4
Exterior:	-	Zoning:	Agricultural
Foundation:	Preserved Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Walk-In Closet(s)		
Major Use:	Grain, Hay, Mixed		

A well rounded 137 acres property offering PRODUCTIVE LAND, EXCELLENT LIVESTOCK INFRASTRUCTURE, AND A METICULOUSLY MAINTAINED HOME(original owners), set amount ROLLING HILLS, MATURE TREES, and ESTABLISHED YARD SITE, with potential for SUBDIVISION. The yard is thoughtfully designed for cattle and horses, featuring TWO 40' x 60' POLE SHEDS (one with power and a cement pad) a BARN WITH POWER, FIVE STALLS, and a TACK ROOM, multiple pens and paddocks, and several additional outbuildings. An AUTOMATIC WATERER SERVICES ALL FOUR PADDOCKS, supporting efficient livestock management. A FULLY FINISHED, HEATED and INSULATED 16' x 20' BUNKHOUSE/WORKSHOP just steps from the house with its own wood stove adds excellent versatility. Completing the yard is a 24' x 28' DETACHED GARAGE WITH NATURAL GAS OVERHEAD HEAT. The land base includes approximately 90 ACRES currently seeded to grain, with the remainder seeded to hay, offering flexibility for a variety of agricultural operations. The BI-LEVEL HOME has been exceptionally well cared for and is both comfortable and efficient. The main level offers THREE BEDROOMS (one currently being used as main floor laundry) and TWO FULL BATHROOMS, including a primary bedroom with WALK-IN CLOSET and FULL ENSUITE. Updates include HARDWOOD FLOORING on the main level (approximately five years old), NEWER QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a GAS STOVE, a NEWER FARMHOUSE SINK, and a CORNER PANTRY. Large windows bring in an abundance of natural light. The lower level features a SPACIOUS FAMILY and RECREATION ROOM, a LARGE ADDITIONAL BEDROOM, a

SECOND WASHER AND DRYER, PLUMBING FOR A NEW KITCHENETTE, NEW VINYL PLANK FLOORING (2024), a WALKOUT BASEMENT, a generous MUDROOM and STORAGE AREA, and an additional full bathroom. A fifth bedroom could easily be added here.

Heating and efficiency are well addressed with IN-FLOOR HEAT IN THE BASEMENT, FORCED-AIR HEATING and THREE WOOD STOVES (two in the home, one in the bunkie). SHINGLES ARE LESS THAN FIVE YEARS OLD, a NEW PRESSURE TANK WAS ADDED IN 2024, and the HIGH-PRODUCING WELL TESTED AT APPROXIMATELY 70 GALLONS PER MINUTE WHEN DRILLED, complete with a water treatment system. An EAST-FACING DECK, FIRE PIT/PATIO AREA, VEGETABLE GARDENS, and PERENNIAL LANDSCAPING enhance the yard setting, rounding out a property that offers a rare combination of productive farmland, strong infrastructure, and a move-in-ready home.