



**GRASSROOTS**  
REALTY GROUP

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18010 Township Road 412  
Rural Stettler No. 6, County of, Alberta

MLS # A2298486



**\$695,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	16.60 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Farm, Gentle Sloping, Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Agriculture
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Burn Barrel, Horse Shelter		

WELCOME TO ALBERTA! What a pleasure it is to offer this beautiful 16 acre parcel with everything somebody in the rural lifestyle is going to want! A 2005 home with high ceilings a great layout, four bedrooms, open concept featuring a stone fireplace, and an amazing covered back deck to take in the beautiful Alberta countryside. Great big master bedroom with west facing French doors and its own deck, very large walk-through closet, separating the bed room from the five piece en suit. Downstairs with a high ceilings and large windows has the family room feeling bright and open two bedrooms on one side and off to the other side is another bedroom, a three-piece bathroom with a separate two-piece water closet. Last, but certainly not least, a spectacular theatre room! Also offering a 22'x24' detached garage with covered wraparound porch and second storey bonus room. Additionally, a beautiful 40'x52' shop with metal roof/siding, 220 power, and a 20' wide door to get equipment or big projects through. The property was originally the homesite of a large cattle operation and still offers associated infrastructure, including wind fences and water bowls. The owner developed to spot to begin a market garden, focused on garlic, and added a processing room to the detached garage for the same. The landscaping is top notch, making the property ready for you to just bring your bags and move in. I saved the best for last this acreage is just a half a mile from one of Alberta's most beautiful natural wonders, the head of the great Canadian badlands. At it's finest, this is Alberta, Amen!