



3 Pony Drive
Rural Stettler No. 6, County of, Alberta

MLS # A2308093



\$459,000

Division:	Rochon Sands Estate		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,011 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	1.21 Acres		
Lot Feat:	Environmental Reserve, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	Country Residential Recre
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: Fridge, Stove, Washer, Dryer, Window Coverings, Shedx2

Whether you're starting out, downsizing, or looking for a low-maintenance home in a peaceful setting, this one-of-a-kind lake property offers a rare combination of thoughtful design, privacy, and true year-round living. Set among mature trees, the home is positioned within established landscaping that naturally shelters it from the wind—creating a quiet, usable outdoor space and a level of privacy that's hard to find in most communities. Inside, this is a clean, modern home designed for comfortable everyday living. The open-concept layout, neutral finishes, and well-planned window placement create a bright, functional space that feels larger than its footprint. Natural light flows throughout, connecting the interior to the surrounding landscape without sacrificing comfort or efficiency. The home includes two bedrooms, a full bathroom, and convenient in-home laundry. A wood-burning stove efficiently heats the space, supported by new on-demand propane heating—delivering dependable comfort through all four seasons. Outside, the property continues to offer flexibility and value. A separate "shabn" provides additional space for guests, hobbies, or extended family stays, and has been used comfortably year-round. The yard is well-established with a greenhouse, raised garden beds, mature perennials, and RV parking with services already in place. Located in Rochon Sands, this accessible community offers paved roads to your door and an active, year-round atmosphere. Residents enjoy community events, recreational courts, and seasonal activities—from summer lake days to winter skating, snowmobiling, and ice fishing. Homes offering this level of privacy, thoughtful design, and manageable living at the lake are limited. This is an opportunity to enjoy a simpler lifestyle without giving up comfort or

functionality.