



38537 Range Road 184
Rural Stettler No. 6, County of, Alberta

MLS # A2308179

\$665,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,337 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Front		
Lot Size:	17.70 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Few Trees, Front		

Heating:	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-38-18-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Botha AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Dry Bar, Kitchen Island, Laminate Counters, No Smoking Home, Soaking Tub, Storage, Vinyl Windows

Inclusions: Greenhouse, Hot Tub, Wood Stove, Fire Pit Hut, Garbage Shed, Garden Shed, Electric Fireplace

There's something different about a property like this. It's not just about the house, the shop, or even the 17.7 acres — it's about the lifestyle that comes with it. Located on the north edge of Botha, this acreage offers the kind of setting people picture when they dream about moving to the country. Mature trees, open grazing space for a few animals, quiet evenings around the firepit, and enough room to slow life down a little. The home features 5 bedrooms, 3 bathrooms and a bright, welcoming feel with an updated kitchen and appliances that make it move-in ready while still feeling comfortable and practical for acreage living. Outside, the property continues to shine with spaces designed to actually be enjoyed. There's a private hot tub area, an incredible 12x20 greenhouse for gardening enthusiasts, a heated 24x48 shop with a lean-to, plus both single and double detached garages for storage, hobbies, projects, and equipment. Whether you've been wanting a horse or two, a few hobby animals, space for kids to roam, or simply more privacy and freedom than town living can offer, this property creates an opportunity to build that lifestyle without sacrificing comfort. Municipal water service adds another layer of convenience that acreage buyers will immediately appreciate. Just beyond the property, an old decommissioned CP rail line has become a favourite local pathway for walking the dogs, riding bikes, and enjoying the outdoors. Stretching for roughly two miles, it adds another layer to the peaceful rural lifestyle this property offers. This is the kind of property where mornings start with coffee on the deck, afternoons are spent outside, and evenings end around a fire with friends and family. A place where life feels a little quieter, a little more grounded, and a lot more connected to the outdoors.