



**5402 70 Street
Stettler, Alberta**

MLS # A2316532



\$829,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,885 sq.ft.	Age:	1914 (112 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, See Remarks		
Lot Size:	14.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, No Neighbours Behi		

Heating:	Boiler	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Urban Reserve
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks, Soaking Tub		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Grain Bins.

Few properties offer the lifestyle possibilities found here. Set on 14 acres within the Town of Stettler, this rare in-town acreage combines a character-filled home, beautifully maintained park-like grounds, an exceptional outbuilding package, and a setting that feels worlds away from the pace of everyday life. The classic two-storey home is filled with warmth, character, and timeless appeal. At its heart is the country-style eat-in kitchen, a welcoming space where family and friends naturally gather. A formal dining room and comfortable living room anchored by a gas stove create inviting spaces for both everyday living and entertaining. Hardwood flooring, arched passageways, vintage character details, and original ceiling accents are a reminder of the craftsmanship and charm that make older homes so special, while the covered veranda offers a peaceful place to take in the beauty of the surrounding property. The main floor is completed by a dedicated office and a charming 3-piece bathroom featuring a claw-foot tub and pedestal sink. Upstairs, three bedrooms and a spacious 4-piece bathroom with a soaker tub and separate shower provide comfortable family living. The partially finished basement offers extensive storage and flexible space to suit a variety of needs. Outside is where this property truly shines. Expansive lawns, mature sheltering trees, and a large garden plot create a peaceful, private setting that has been lovingly cared for over the years. Bordered by neighbouring farmland, the property enjoys a sense of space and seclusion rarely found within town limits. The impressive outbuilding package includes a 31' x 62' heated shop, powered barn complete with seven box stalls and hay loft, double detached garage, quonset, pole shed, and fenced pens already in place. Whether your plans include horses, livestock, projects, equipment storage, a home-based

business, or simply more room to enjoy, this property is exceptionally well equipped to support them. Rarely does a property offer this combination of land, privacy, infrastructure, and convenience. A truly unique opportunity ready for its next chapter.