



38374 56 Highway
Rural Stettler No. 6, County of, Alberta

MLS # A2321205



\$549,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Quad or More Detached		
Lot Size:	6.72 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, Secluded, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential acreage
Foundation:	See Remarks	Utilities:	Electricity, Natural Gas
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Bright and inviting 1,216 sq. ft. open-concept home situated on 6.72 acres just minutes from town. This home features 3 bedrooms and 2 bathrooms, including a large primary suite with an upgraded 4-piece ensuite. The functional kitchen offers beautiful cherry cabinetry, granite countertops, and a large island, perfect for entertaining. Recent updates include newer vinyl windows, vinyl plank flooring throughout, new siding (2025), and a new reverse osmosis water system. Step outside to enjoy the large south-facing covered deck overlooking the well treed and peaceful acreage. The property also boasts a 40' x 32' shop with 11-foot ceilings, a large garden area, and a backup power system with a 10,000-watt generator for added peace of mind. An excellent opportunity to enjoy country living with the convenience of town amenities nearby.