



**19508 TWP 40-4
Stettler, Alberta**

MLS # A2321344



\$825,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,764 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	11.18 Acres		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agriculture
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum		

Inclusions: 2 fridges, oven, range, microwave, freezer, washer, dryer, gazebo, 2 garage door openers with remotes, central vac with attachments shop door opener, 3 sheds, 3 grain bins, air compressor.

Set on 11.19 beautifully maintained acres, this exceptional property offers the perfect blend of privacy, space, and convenience. Located just 4.5 miles from White Sands and Buffalo Lake, and only 10 miles from Stettler, this well-kept acreage is ideal for those seeking a quieter lifestyle without sacrificing access to amenities. Positioned on a gentle natural slope, the property features mature landscaping, expansive green space, impressive outbuildings, and a meticulously maintained home designed for comfortable family living. A bright front entry welcomes you inside, offering convenient access to the attached garage and nearby powder room. The main level showcases neutral colors, abundant natural light, and a thoughtful floor plan. The kitchen is both stylish and functional, featuring white cabinetry, subway tile backsplash, stainless steel appliances, a peninsula workspace, built-in wall oven and microwave, and an induction cooktop. The spacious dining area opens to the outdoors through garden doors, while a wide arched opening leads into the inviting living room highlighted by beautiful vinyl plank flooring and access to the upper deck overlooking the property. The primary suite provides a peaceful retreat with a large walk-in closet complete with organizers and a beautifully finished ensuite featuring a custom tiled shower. Two additional bedrooms, a dedicated office with glass-insert door, and a well-appointed main bathroom with tub/shower complete the main level. The fully developed walkout basement has in floor heat and exceptional versatility. The massive family room features an electric fireplace and garden doors leading to the patio. This level also includes an additional bedroom, den, second kitchen with extensive cabinetry and double sink, large bathroom with shower, laundry/mechanical room, multiple storage areas, and a substantial workshop

located beneath the garage. There is a convenient separate access to the garage from the basement. Windows have been upgraded on both floors. Outside, the property is equally impressive. Two 40' x 60' quonsets provide outstanding storage and workspace options. One is finished inside and has a mezzanine, radiant heat, and air compressor. Additional storage is available in the 24' x 46' pole shed, and power has been extended to the grain bins. The beautifully landscaped yard offers expansive lawns for children and pets, a park-like firepit area, mature trees, decorative stonework, and a picturesque curved driveway framed by spruce trees and rail fencing. This outstanding acreage offers the space, privacy, and flexibility that acreage buyers dream of, whether you are raising a family, operating a home-based business, pursuing hobbies, or simply enjoying the peace and beauty of country living.