



20148 Hwy 12
Rural Stettler No. 6, County of, Alberta

MLS # A2322696



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,313 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	7.18 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Private, Wooded		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Vinyl	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-39-20-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	No Smoking Home		

Inclusions: Rental House - refrigerator, stove, washer/dryer, portable dishwasher

A RARE ACREAGE OPPORTUNITY WITH TWO SEPARATE HOMES on one title, each with its own well, septic system, utilities, private lane, and two separate yards divided by mature trees. Located just minutes from town with pavement right to the property, this versatile acreage offers an exceptional setup for extended family, independent living arrangements, or rental income. A quick connection to Highway 12 provides convenient access to Red Deer, with the outskirts approximately 35 minutes away. THE MAIN HOME offers five bedrooms and a functional layout with plenty of space for family living. The generous primary bedroom features a wood-burning fireplace and is currently being used as a family room. A second bedroom, three-piece bathroom, functional kitchen with warm wood cabinetry, and combined living and dining area complete the main floor. A ground-level mudroom provides a practical everyday entrance with convenient access to the home and yard. Downstairs, the basement includes three additional bedrooms, two featuring useful built-in storage, along with a dedicated laundry room and separate utility room. A spacious bathroom with a large soaker tub adds comfort and functionality to the lower level. THE SECOND HOME is approximately 1,215 square feet, all on one level, and is currently rented, offering an opportunity for immediate income potential. It offers three bedrooms, one bathroom, main-floor laundry, and its own private yard. Surrounded by mature trees, the second residence also enjoys a firepit area creating a peaceful and inviting outdoor space that feels distinctly separate from the main home. There is also a storage shed on this side of the property. A true homesteader's dream, the property features three large garden plots and an impressive variety of established fruit and perennial plantings, including assorted apple trees,

Saskatoon berries, rhubarb, and raspberries. Mature trees provide shade, privacy, and shelter throughout the acreage, while a root cellar offers valuable space for storing garden produce. Additional outbuildings include a workshop and detached garage, providing room for vehicles, tools, hobbies, storage, and acreage projects. Grassy paddock areas offer space for horses, sheep, goats, or other animals, adding to the versatility of this well-established acreage. Along the back of the property is a railway line that currently serves as a dead-end track. The railway corridor and surrounding mature landscape attract an abundance of wildlife, making this an appealing setting for nature lovers and outdoor enthusiasts.