



GRASSROOTS
REALTY GROUP

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17072 TWP 41-2
Rural Stettler No. 6, County of, Alberta

MLS # A2335479



\$395,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,888 sq.ft.	Age:	-
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	12.16 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Laminate	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Agriculture
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Finding an acreage of this size is becoming increasingly rare. Set on 12.16 acres well away from the hustle and bustle of city life, this property offers the peace, privacy, and space that so many buyers are searching for. Whether you are dreaming of a hobby farm, raising a family in the country, or simply enjoying the quiet of rural living, this acreage offers endless potential. This character-filled bungalow has been expanded with two large additions, creating a spacious and functional layout. Warm wood trim throughout adds rustic charm, while the inviting living room features a vaulted ceiling, a gas fireplace nestled in a bay, and garden doors that flood the space with natural light. The adjoining dining room showcases oak hardwood flooring, making it an ideal space for family meals and entertaining. The kitchen blends style and functionality with warm oak raised-panel cabinetry, a central island, a gas range and stainless-steel refrigerator. The home offers four bedrooms, providing flexibility for families, guests, or future updates. The primary bedroom features a private 4-piece ensuite. There is an office with closet and also a main bathroom which includes wood wainscoting and a tub/shower with sliding glass doors. A dedicated laundry room offers cabinetry and ample space for sorting and storage. One of the home's additions provides an exceptionally practical rear entry complete with a workshop area featuring built-in cabinets and workbench, plus an oversized storage room beyond—ideal for hobbies, projects, or seasonal equipment. Outside, the property is surrounded by mature trees, creating a private setting with expansive lawn areas and pasture. Enjoy evenings around your firepit or relax on the large backyard deck, complete with built-in seating and a covered section. Two garages and a well house/storage shed provide excellent storage and utility for acreage.

living. If you have been searching for space, privacy, and the freedom that comes with country living, this property is ready to welcome you home.