



GRASSROOTS
REALTY GROUP

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37117 Highway 56
Rural Stettler No. 6, County of, Alberta

MLS # A2341565



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,340 sq.ft.	Age:	1923 (103 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	9.12 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Farm, Views		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	7-37-19-W4
Exterior:	Aluminum Siding , Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

The house is situated on 9.12 acres land, with Walkout basement, and with NEW painting and NEW flooring , new water heater and water pressure tank in 2021 , kitchen redone in 2007, most windows replaced in 2008 as well as the High Efficiency Furnace. With a walk out entry currently a mudroom, and a main floor laundry to make washing day easier. This property has many great features. The big wrap around deck is about 530 sqft and runs on the south and east side of the home, plenty of room to entertain. Septic field and tank were upgraded in 2013. A heated 42x60 SHOP with 2-7x9, and 1-14x14 overhead doors, 16' ceiling, cement floor, tin on the inside and out would make any handyman happy. Mature yard and hillside slopes to south for drainage, with great spots for a garden. There are also corrals and a 20x24 Barn on the property with perimeter fence of as well as paddocks - fenced and cross-fenced for managed grazing. The heated shop was used as commercial shop. The property is being occupied by tenant currently. Great investment and cash flow. Do not miss it! Tenant Occupied - 48 Hours Notice Required!