



GRASSROOTS
REALTY GROUP

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38024 182 Range
Rural Stettler No. 6, County of, Alberta

MLS # A2350000



\$325,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,957 sq.ft.	Age:	1905 (121 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	5.71 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Fruit Trees/Shrub(s), Garden, No Neighbours B		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge, Private Sewer, Septic System, Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	3-38-18-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Other	Utilities:	Natural Gas Connected
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Campers, sheds, chickens. Negotiable items: quad, mower, rototiller, other livestock

Take a 20-minute drive from Stettler to this historic acreage site. Enter through a spacious mudroom into a home with a south-facing bay window offering scenic views, including a distant lake. The living/dining area features a cathedral ceiling and original flooring. The kitchen has a gas range on a large island, ample cabinetry, countertops, and a double wall oven. Adjacent, the main-floor laundry includes three big closets and space for folding or prep. Down the hall, you'll find the first bedroom and a large, freshly painted bathroom with a jetted tub. Beyond that, a large room has recently been converted into two bedrooms, with one opening to a walkout into the east three-season sunroom. Don't forget the floor above, where the stairwell opens to a spacious, charming room with natural light, a great place for hobbies or storage. It's also where you'll find the final (fourth) bedroom. Finally, the basement has a large storage space, pressure tank, furnace, hot water tank, sump pump, and two cold rooms. This property is ready for you to personalize, needing minor updates to floors, walls, and ceilings. It features comfort upgrades like a gas stovetop on the island, a third bedroom opening to the sunroom, and the home's stunning 1905 architecture. This renovated time capsule retains original elements in the shop and basement for restoration enthusiasts. The current owner is leaving their egg-laying chickens, so the new owner will have immediate, helpful residents! There is also a brand-new critter-free fence valued at almost \$9k around two livestock sheds, needing some TLC, plus a chicken coop with a wired-in heater. Another building with two large garage doors could be a garage, workshop, or guesthouse. There's also a Premier Buildings Alberta Shed (April 2026, \$12k), spray-foam insulated and with drywall inside to finish. A building south near the larger pen was

once an artisan well and may be operable with some investigation. On the north side, there's a small orchard, garden plots, and berry bushes/trees for growing food to lower costs and impact. Relax around the outdoor fireplace and enjoy the stars in the clear sky. With over 5 acres of land, there's plenty of potential for hobby-farm enthusiasts. This historic one-and-a-half-storey home offers 4 bedrooms on over 5 acres—a rare find. Contact your real estate agent or call Basil or Nicole to schedule a showing today!