\$1,250,000 - 40225 Rr 19-2, Rural Stettler No. 6, County of

MLS® #A2211577

\$1,250,000

5 Bedroom, 5.00 Bathroom, 2,168 sqft Residential on 150.00 Acres

NONE, Rural Stettler No. 6, County of, Alberta

*Off grid paradise 12 minutes from Stettler:

* over 3400 sq ft of living space with 5 beds,
4.5 baths, house on 150 acres of treed wildlife
habitat (+/- 100 acres), and crop land (+/-40
acres) with the nearest neighbor a half mile
away, crown land to the south and Nature
conservancy to the east.

*2 main floor bedrooms with ensuite baths and large closets, open concept kitchen, dining and living space with 9' ceilings, granite countertops, and hardwood flooring throughout. The centerpiece, a wood stove to radiate warmth of every kind into your home, as you enjoy the magnificent views from large windows in every direction.

Kitchen boasts a stainless steel 8 burner 2 oven propane stove.

An office, half bath, and laundry complete the main floor with attached garage access through the slate tiled mudroom.

Up the grand staircase lies the master bedroom with ensuite bathroom and 2 walk in closets, and access to the 2nd floor deck to enjoy the peace and tranquility of the great outdoors, with a one of a kind bird's eye view. The lower level walk out with in floor heating has 2 bedrooms and a full bathroom, roughed-in wet bar area, cold storage, and spacious living space just waiting for your personal touches (ceiling is stippled and walls are primed). Also on the lower level is the mechanical room that houses the 1100 gallon







water cistern, furnace, in floor heating tank, hot water tank, power inverter and deep cycle battery bank.

*the yard area has a mowed walking trail, secluded fire pit spot, ground mounted solar panel array, a 200 sq ft multi purpose/wood shed with additional solar panels, a smaller lean-to garden/wood shed, an assortment of young shelter belt evergreens, and a nice big flat spot to build a shop within the yard site.

In the woods, there are several trails ideal for walking and quadding. There is a magnificent toboggan hill, the slough is an attraction to a variety of wildlife, and serves as a prime location for a good old fashioned hockey game in the winter. POWER & WATER ARE AVAILABLE ON THE WEST SIDE and SUBDIVISION POSSIBLE.

Built in 2016

Essential Information

MLS® # A2211577
Price \$1,250,000

Bedrooms 5 Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,168 Acres 150.00

Year Built 2016

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

Community Information

Address 40225 Rr 19-2

Subdivision NONE

City Rural Stettler No. 6, County of

County Stettler No. 6, County of

Province Alberta
Postal Code T0C 2L2

Amenities

Parking Double Garage Attached

of Garages 2

Interior

Interior Features See Remarks

Appliances Dryer, Gas Stove, Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air, Propane, Wood, Wood Stove

Cooling None
Has Basement Yes

Basement Full, Walk-Out

Exterior

Exterior Features Private Yard

Lot Description Farm, Many Trees, See Remarks

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 15th, 2025

Days on Market 111

Zoning Agricultural

Listing Details

Listing Office Colpitts Realty Ltd.

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