

# \$999,900 - 40446 Hwy 56, Rural Stettler No. 6, County of

MLS® #A2237491

**\$999,900**

6 Bedroom, 4.00 Bathroom, 4,200 sqft

Residential on 9.86 Acres

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

Live where you work, work where you live!

This one-of-a-kind property offers the ultimate blend of industrial functionality and residential comfort. Ideal for trucking companies, equipment-based businesses, or entrepreneurs needing serious space, this unique setup includes a massive shop and a modern residence all under one roof. Located on 9.86 acres, right on Highway 56 and only 9.5 miles from Stettler, this property combines convenience, functionality, and investment potential. The shop measures 60â€™™ x 125â€™™ and the mezzanine is 12â€™™ x 60â€™™ offering extra storage or workspace flexibility, making this shop both practical and efficient for your growing business. There are 5 bays, 200 amp service, forced air, and in-floor heat. This shop has a spacious office, storage rooms, and a bathroom with a laundry sink and washing machine, ideal for cleaning up after a day on the job. Attached to the shop is a spacious, open-concept home ideal for those who want to live on-site or provide housing for staff. The main floor has an open living room, kitchen, and a large dining areaâ€”which offers plenty of room for a full dining set plus additional furniture like a desk or breakfast nook. The kitchen has a corner pantry, honey-toned cabinetry, and a central island with space for seating. There are two additional rooms available for bedrooms or office space and the main bathrooms on both floors are efficiently designed. Upstairs, you will find a lovely family room with a balcony



that overlooks the property â€“ ideal for morning coffee or sunrise views. The primary bedroom has a spa-like feel, incorporating the jet tub, walk in shower, and closet area. There are three more bedrooms and a dedicated laundry room with front load washer and dryer. Heading towards the back, there is a multipurpose room, a 2 pc bathroom, and a staircase which accesses the shop. You can also access the shop from the main floor, without having to go outside. There is a separate, custom garage that will easily hold two vehicles. Sitting on a generous lot, the exterior offers a level, gravel parking area with plenty of space for trucks, equipment, trailers, and personal vehicles. There is also an above ground pool, a garden area, and plenty of green space, including natural brush and grass. Whether you're expanding your fleet, relocating your business, or simply dreaming of a home-based operation, this property's dual nature delivers the space, flexibility, and functionality to make it happen.

Built in 2009

### **Essential Information**

MLS® #	A2237491
Price	\$999,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	4,200
Acres	9.86
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	40446 Hwy 56
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

### Amenities

Parking	Double Garage Attached
# of Garages	4

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Metal
Construction	Metal Siding
Foundation	Slab

### Additional Information

Date Listed	July 6th, 2025
Days on Market	60
Zoning	Agriculture

### Listing Details

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.