\$1,499,000 - 20108 Twp 40-4, Rural Stettler No. 6, County of

MLS® #A2245313

\$1,499,000

5 Bedroom, 2.00 Bathroom, 1,102 sqft Agri-Business on 320.00 Acres

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

Welcome to your dream country property! Nestled on a half section of land, this beautifully maintained parcel offers privacy, comfort, and functionality. Mature spruce trees lining the winding driveway bring you to a paved parking areaâ€"a rare find in the countryâ€"adding both convenience and curb appeal. The home features log siding and a walkout basement. Step inside the home and be welcomed by warm tongue-and-groove pine throughout the main living areas and vaulted ceilings above. A stunning front wall of angled windows and a garden door floods the space with natural light. The wood-burning stove creates a cozy ambiance, and the bright kitchen features white cabinetry and tile flooring. Two bedrooms on the main floor offer rustic charm with wood accents throughout, and the main bathroom includes a jet tub and corner shower. Downstairs, there is a large, bright family room, three additional bedrooms, a separate laundry room, and a full bathroom complete with saunaâ€"ideal for relaxation after a long day. The impressive oversized two-door garage easily accommodates three vehicles and includes its own water closet and shower, perfect for those working outdoors. An attached storage shed sits conveniently to the side for added utility. Outside, enjoy the beautifully landscaped yard with established flower beds, mature trees, and two separate decks on opposite sides of the house, perfect







for quiet mornings or evening sunsets. Whether you are looking for a peaceful homestead, space to raise animals, or just room to breathe, this unique property offers it all. Truly a must-see!

Built in 2004

Essential Information

MLS® # A2245313 Price \$1,499,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,102 Acres 320.00 Year Built 2004

Type Agri-Business
Sub-Type Agriculture
Style Bungalow
Status Active

Community Information

Address 20108 Twp 40-4

Subdivision NONE

City Rural Stettler No. 6, County of

County Stettler No. 6, County of

Province Alberta
Postal Code T0C 2L0

Amenities

of Garages 3

Interior

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Roof Metal

Additional Information

Date Listed August 2nd, 2025

Days on Market 96

Zoning Agriculture

Listing Details

Listing Office RE/MAX 1st Choice Realty

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