# \$325,000 - 41172 Rr 17-3, Rural Stettler No. 6, County of

MLS® #A2258859

## \$325,000

3 Bedroom, 1.00 Bathroom, 1,859 sqft Residential on 4.00 Acres

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

Discover the perfect balance of rustic charm and modern comfort in this beautifully maintained acreage, nestled on 4 scenic acres right at the edge of the coulee. Ideal for families or anyone seeking a quieter lifestyle, this property offers room to grow, relax, and enjoy nature's beauty just outside your door. Step inside and be welcomed by the warmth of pine tongue-and-groove walls and ceilings throughout much of the home. A spacious entrance with a newer wood stove sets the tone, leading into a large dining room and adjoining living roomâ€"perfect for gathering with family and friends. Just a couple of steps up, the kitchen features an island and garden door access to a massive covered deck that spans the entire west side of the home, providing sweeping views of the coulee beyond. There are three bedrooms, one with patio doors opening directly onto the deck, providing a serene outlook. The bathroom is complete with a jetted tub, corner shower, custom vanity, laundry, and patio doors to let in calming views while you unwind. Recent interior upgrades include a newer hot water tank, furnace fan, toilet, washing machine, and updated flooring in the entrance and two bedrooms. Exterior updates include newer siding, septic system, re-insulated under the home, and newer gutters. Outdoors, enjoy the convenience of the 30' x 35' heated shop with an overhead door and shelving, plus additional sheds and a small greenhouse. The yard is thoughtfully landscaped with a garden







spot, wood fencing, and a lovely lane-way lined with a row of spruce trees that welcome you home. The landscape beyond offers a diverse mix of trees, providing a natural, park-like setting. This property is more than just a homeâ€"it is a lifestyle of peace, space, and scenic beauty.

#### Built in 1976

#### **Essential Information**

MLS® # A2258859 Price \$325,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,859 Acres 4.00 Year Built 1976

Type Residential Sub-Type Detached

Style Acreage with Residence, Modular Home

Status Active

# **Community Information**

Address 41172 Rr 17-3

Subdivision NONE

City Rural Stettler No. 6, County of

County Stettler No. 6, County of

Province Alberta
Postal Code T0B 1H0

#### **Amenities**

Parking Off Street

#### Interior

Interior Features Kitchen Island, Built-in Features

Appliances Microwave, Refrigerator, Washer/Dryer, Stove(s)

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning Stove

Basement None

#### **Exterior**

Exterior Features Garden, Fire Pit

Lot Description Landscaped, Garden

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Wood

## **Additional Information**

Date Listed September 20th, 2025

Days on Market 46

Zoning Agriculture

# **Listing Details**

Listing Office RE/MAX 1st Choice Realty

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