

# \$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	69
Zoning	Agricultural

### **Listing Details**

Listing Office	Colpitts Realty Ltd.
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