

\$989,000 - 40337 Rr 19-2, Rural Stettler No. 6, County of

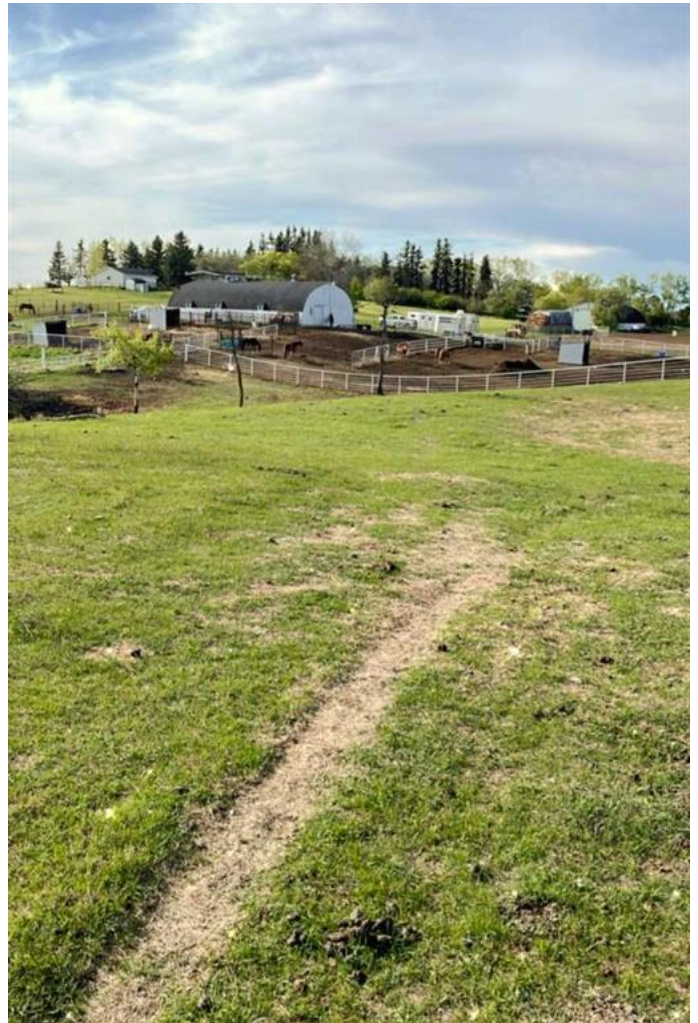
MLS® #A2189485

\$989,000

5 Bedroom, 2.00 Bathroom,
Agri-Business on 158.00 Acres

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

This quarter section has an excellent set up for cattle, horses, and hobby farming. Located just 10.5 miles from Stettler, this farm is complete with a 5-bedroom home, a mancave with bathroom, a shop/barn, a quonset, sheds, and an approx. 160' x 200' riding arena. The yard sits on the corner of the quarter overlooking the rolling landscape, giving you breathtaking views every day. The heart of the home is a bright kitchen with white cabinets, ample counter space, and updated appliances. This connects to the dining area which has garden doors to a large covered deck. The living room is around the corner and offers a versatile space for relaxation and gatherings. It has a unique built-in kennel in the corner with lighting and shelving above. The primary bedroom is huge with space for a lounge chair and two closets with organizers. There are two more bedrooms at the end of the hall. The modern bathroom is thoughtfully designed, with a freestanding tub, corner shower, and large vanity. A laundry room is conveniently located in the large mudroom which also has a sink and two closets. Outside this door is another large covered deck. Downstairs, there is a spacious family room with a partition, giving this space separate functional areas. There are two bedrooms and an updated bathroom with a corner shower. There is plenty of storage space down here with a separate room with built-in shelving as well as a huge utility room with an attached storage room. Outside, the yard is sheltered to the



north with mature trees. The shop/barn has a concrete floor and measures 40'x70', the quonset is 40'x 60', and the man cave is 26'x30'. This fenced quarter consists of approx. 36 ac of cultivated land and the remaining being pasture, which is cross and perimeter fenced. There are a variety of corrals and a riding arena in the farmyard. Multiple waterers are already installed with the water lines placed 10' underground. This farm set up offers a comfortable and adaptable living environment for anyone wanting life in the country.

Built in 1974

Essential Information

MLS® #	A2189485
Price	\$989,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Acres	158.00
Year Built	1974
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	40337 Rr 19-2
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Interior

Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer
------------	---

Additional Information

Date Listed	January 24th, 2025
Days on Market	102
Zoning	Agriculture

Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.