

19134 Township Road 41-2  
Rural Stettler No. 6, County of, Alberta

MLS # A2221169



**\$615,000**

|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                          |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Modular Home                                          |               |                   |
| <b>Size:</b>     | 1,819 sq.ft.                                                                  | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Quad or More Detached                                                         |               |                   |
| <b>Lot Size:</b> | 8.77 Acres                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn |               |                   |

|                    |                              |                   |                                              |
|--------------------|------------------------------|-------------------|----------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas      | <b>Water:</b>     | Private, Well                                |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum   | <b>Sewer:</b>     | Holding Tank, Open Discharge, Pump           |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -                                            |
| <b>Basement:</b>   | None                         | <b>LLD:</b>       | -                                            |
| <b>Exterior:</b>   | Wood Frame                   | <b>Zoning:</b>    | Residential                                  |
| <b>Foundation:</b> | Piling(s)                    | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected |
| <b>Features:</b>   | No Smoking Home, See Remarks |                   |                                              |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Peaceful, private, perfectly serene 8.77 acres is only 15 minutes from Stettler. Well cared for 2012 modular boasting 4 bedrooms two family rooms, and 2, 4 piece baths. The kitchen is big and bright with plenty of cupboards, and large island for additional work space.. Dining area is spacious as well. The manicured, beautifully landscaped yard with plenty of trees, and planted gardens. Large 28x32 shop is a bonus for garage/storage/work area. Pride of ownership is shown in every corner of the property.