

36547 RR 20-2
Rural Stettler No. 6, County of, Alberta
MLS # A2270719

\$478,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,154 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	2
Garage:	Gravel Driveway, Quad or More Detached		
Lot Size:	3.09 Acres		
Lot Feat:	Few Trees, Lawn		

Heating:	In Floor, Forced Air, Propane	Water:	Well
Floors:	Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Rural Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: 2 refrigerators, 2 stoves, dishwasher, walk-in cooler

If you've been searching for a peaceful country escape, this beautifully renovated walkout bungalow offers the privacy, space, and natural beauty that acreage buyers love. Set among rolling hills and surrounded by mature trees and natural bush, this property feels wonderfully secluded—yet remains incredibly convenient, sitting just half a mile off pavement and 2.5 miles to Highway 56, with Stettler approximately 15 minutes away. Inside, the home has been updated with fresh paint, flooring updates, and a brand-new Jack-and-Jill bathroom in the basement providing easy access directly from the bedroom. With five bedrooms and two full baths, plus a legal suite in the walkout basement, the layout offers excellent flexibility for families, guests, or added income opportunities. A key improvement to the home is the new interior stairway connecting the main floor to the walkout basement—an important feature that now provides full, convenient access to the lower level and enhances the usability of the entire home. The upper level opens onto a spacious wraparound deck capturing both sunrise and sunset over the rolling landscape. It's the perfect spot to slow down, enjoy the quiet, and take in the natural beauty surrounding the property. The acreage is fully perimeter fenced, serviced by a drilled well, and includes a hydrant for easy watering. The shop offers additional functionality with both cold storage and insulated space, including a large walk-in cooler with shelving—ideal for hunters, gardeners, or seasonal storage needs. With renovations complete and immediate possession available, this acreage blends seclusion, convenience, and move-in readiness. Here, you can settle in and start enjoying true country living from day one.