DONNAWILSON REALTOR®

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39061 Range Road 220
Rural Stettler No. 6, County of, Alberta

MLS # A2212543

$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	897 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	3	**Baths:**	1
Garage:	Double Garage Detached, Enclosed		
Lot Size:	9.61 Acres		
Lot Feat:	Cleared, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Laminate	**Sewer:**	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	6-39-21-W4
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	**Zoning:**	AG
Foundation:	Block	**Utilities:**	Electricity Connected, Natural Gas Connected, Water
Features:	Ceiling Fan(s)		

Inclusions: NA

Tucked just off pavement and only 15 minutes from Stettler, this 9.61-acre property blends practicality with peaceful country charm. The mature yard site offers a private, well-established setting—complete with tall trees, open lawn, and room to expand or just breathe a little easier. The home has seen thoughtful updates, including new shingles, flooring and paint in February 2025, and offers 1,732 ± sq ft living space across two levels. Inside, you’ll find three bedrooms, one full bath, and a functional floorplan that keeps daily living simple and efficient. Natural light flows through large windows, while modern vinyl plank flooring ties the spaces together in a clean, cohesive look. The kitchen features solid oak cabinetry, updated lighting, and a clear line of sight into the yard. A bright dining area walks out to the south-facing deck—perfect for taking in prairie views or keeping an eye on the yard. Downstairs offers a large open area, laundry zone, mechanicals, and solid concrete block walls—a good base with options for future finishing if desired. Outdoors, the 36 ft x24 ft detached garage gives you ample space for vehicles, tools, or workspace with two overhead doors and power service. The land is a mix of 8.41 ± acres of cleared pasture, 0.61 ± acres treed, 0.75 ± acres low, and roughly half an acre in the yard site—giving you plenty of room to graze animals, expand your garden, or add additional infrastructure. Zoned Agricultural and bordering the community of Nevis, this parcel offers flexibility for hobby farming, homesteading, or simply settling into rural life with solid infrastructure already in place. Commuting is convenient with quick access to Hwy 12—just 25 minutes to Joffre or 15 minutes to Stettler. Whether you're looking for a starter acreage, a small-scale farm site, or a retreat with space to grow, this

property brings solid bones and a great location together in one workable package.

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