

# **\$415,000 - 38024 Range Road 18-2, Rural Stettler No. 6, County of**

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MLS® #A2201446

**\$415,000**

2 Bedroom, 1.00 Bathroom, 2,100 sqft  
Residential on 5.71 Acres

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

Welcome to this delightful 5.71-acre property! Rich in character and expansive in land, this could be the ideal location for you to establish your homestead. This residence offers numerous appealing features, including a generous kitchen equipped with an island, gas stovetop and double ovens, a formal dining area, and a spacious living room. It presents an ideal opportunity for first-time homebuyers, first-time acreage homebuyers, or anyone seeking a comfortable and conventional lifestyle. Although the residence was originally constructed in 1905, numerous enhancements have been implemented over the years. Notably, the siding and shingles were replaced in 2018, and the property has been equipped with a new pressure tank, a newer hot water system, a newer furnace, and all PEX piping. The home also has a pleasant sunroom attached to it! The interior of the home showcases unique elements such as a decorative metal panel ceiling and beams within the living area. The outdoor space offers ample storage options, including multiple sheds, a double detached garage that can serve as a workspace, and a charming chicken coop. The yard features numerous fruit trees and includes a spacious garden area that is completely enclosed by a fence. The estate includes four farm cats, three of which are notably sociable. Additionally, the chickens are available for negotiation, along with any farm



machinery such as lawnmowers and snow blowers. This residence eagerly awaits a new owner, so we invite you to visit and explore it today.

Built in 1905

### Essential Information

MLS® #	A2201446
Price	\$415,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,100
Acres	5.71
Year Built	1905
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	38024 Range Road 18-2
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C2L0

### Amenities

Parking	Parking Pad
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### Interior

Interior Features	Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Separate Entrance, Sump Pump(s), Vinyl Windows, Beamed Ceilings
Appliances	Double Oven, Freezer, Gas Cooktop, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Unfinished, Crawl Space, Part

## Exterior

Exterior Features Private Entrance, Storage, G

Lot Description Back Yard, Few Tre  
Creek/River/Stream/Pond

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Other

## Additional Information

Date Listed March 12th, 2025

Days on Market 23

Zoning CR

## Listing Details

Listing Office Sutton Landmark Realty



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