

# **\$399,900 - 38024 Range Road 18-2, Rural Stettler No. 6, County of**

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MLS® #A2201446

**\$399,900**

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	\$399,900
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, Vinyl Windows, Beamed Ceilings, Sump Pump(s)
Appliances	Double Oven, Freezer, Gas Cooktop, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Crawl Space, Partial, Unfinished
<b>Exterior</b>	
Exterior Features	Garden, Private Entrance, Street View
Lot Description	Back Yard, Creek/River/Street View, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Other

**Additional Information**

Date Listed	March 12th, 2025
Days on Market	44
Zoning	CR

**Listing Details**

Listing Office	Sutton Landmark Realty
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