

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

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 |
|---------|-------------|

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 |
| Exterior | |
| Exterior Features | Garden, Private Entrance, Street View |
| Lot Description | Back Yard, Creek/River/Stream, Garden |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Other |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 50 |
| Zoning | CR |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.