

# \$499,000 - 342, 20248 Township Road, Rural Stettler No. 6, County of

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MLS® #A2205035

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,335 sqft  
Residential on 9.17 Acres

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

Escape to the rolling hills and open skies of the prairies with this scenic 9+ acre opportunity. Just a mile off pavement, this walkout bungalow offers the perfect blend of country charm and modern home conveniences. The main floor features an open-concept design, where the living, dining, and kitchen areas come together around a cozy wood-burning stove, creating the perfect gathering space and ambient setting. The primary suite features a private 3-piece ensuite, while a second bedroom and bath with a soaker tub provide comfort and relaxation. Off the dining area, a covered and screened-in deck lets you take in the peaceful views, rain or shine. Downstairs, the walkout lower level offers even more space to enjoy, with a rec room, wet bar, third bedroom, and a convenient 2-piece bath—ideal for guests or entertaining. The oversized double attached garage provides parking and extra storage with extended concrete drive to the laneway. Just off the homesite there is a second garage/workshop ready for equipment or hobbies. With a large concrete driveway, partial fencing, and newly planted trees for a future windbreak, this property is ready to be shaped into your dream country escape. Bring along your horses, chickens, and your vision—there's room to grow! Located just 30 minutes from Stettler and quick drive into Big Valley, this is your chance to slow



down, spread out, and enjoy the beauty of rural living.

Built in 2011

### Essential Information

MLS® #	A2205035
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	9.17
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	342, 20248 Township Road
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0G 0G0

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	36
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX 1st Choice Realty
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