

# \$499,999 - 37427 Range Road 19-2, Rural Stettler No. 6, County of

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MLS® #A2225526

**\$499,999**

3 Bedroom, 2.00 Bathroom, 1,440 sqft  
Residential on 9.17 Acres

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

Welcome to your ideal country retreat! This picturesque 9.17 acre property offers everything you need for comfortable rural living, whether you're looking to homestead, hobby farm, or simply enjoy peaceful acreage life. The charming 1.5 storey farmhouse is full of character and has seen some thoughtful updates. It features 3 bedrooms, 2 renovated bathrooms, and a cozy wrap around, covered porch as well as a second floor balcony - perfect for enjoying morning coffee or evening sunsets. Inside, you'll appreciate newer flooring, paint, modern lighting, and stainless steel appliances. The home also boasts mostly vinyl windows, a high efficiency furnace, updated plumbing and electrical, a reinforced foundation and main floor laundry for added convenience. Outside, the property is fully set up for animals and hobby farming with chicken coops, corrals, automatic waterer, 2 fenced grazing areas, perimeter fencing and an independent water well. The 18x36 barn with additional 16x28 storage space offers a great space for calving, grooming or any sheltered livestock function, while the massive 40x70 shop features a concrete floor and an insulated office/man cave space - ideal for work or play. With 2 water wells on the property, lots of space for a garden, and endless potential to grow your dream rural lifestyle, this property truly has it all. Supported by the very best neighbours, you can't help but



thrive here. Don't miss this rare opportunity to own a move in ready homestead with modern upgrades and room to grow.

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2225526                                  |
| Price          | \$499,999                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 1                                         |
| Half Baths     | 1                                         |
| Square Footage | 1,440                                     |
| Acres          | 9.17                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 37427 Range Road 19-2           |
| Subdivision | NONE                            |
| City        | Rural Stettler No. 6, County of |
| County      | Stettler No. 6, County of       |
| Province    | Alberta                         |
| Postal Code | T0C 2L0                         |

### Amenities

|         |                                                         |
|---------|---------------------------------------------------------|
| Parking | Driveway, Oversized, Parking Pad, Quad or More Detached |
|---------|---------------------------------------------------------|

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), No Smoking Home, Vinyl Windows                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, Satellite TV Dish, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Has Basement      | Yes                                                                                                            |
| Basement          | Unfinished, See Remarks                                                                                        |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard, Storage                         |
| Lot Description   | Landscaped, Lawn, Treed, Views, Farm, Pasture |
| Roof              | Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Other                                         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 16             |
| Zoning         | A              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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