

\$504,900 - 37427 Range Road 19-2, Rural Stettler No. 6, County of

MLS® #A2225526

\$504,900

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	\$504,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,440
Acres	9.17
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
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
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Interior

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

Exterior

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

Additional Information

Date Listed	May 29th, 2025
Days on Market	4
Zoning	A

Listing Details

Listing Office	Royal LePage Community Realty
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