

# \$599,000 - 18170, 40-0 Township, Rural Stettler No. 6, County of

MLS® #A2235476

**\$599,000**

8 Bedroom, 3.00 Bathroom, 1,721 sqft  
Residential on 8.15 Acres

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

Charming 1,700 Sq Ft 7-Bedroom Home on Over 8 Acres with Barn, Paddock, Shop, and Luxe Master Suite – 15 Minutes from Stettler Escape to your perfect rural haven! This 1,700 sq ft home boasts 7 bedrooms and 3 bathrooms, including a spacious master suite with a luxurious full ensuite bathroom. Ideal for large families or hosting guests, the home features an open-concept layout, huge kitchen with tons of counter and cabinet space, and a bright, welcoming living area with wood burning fireplace.

Set on over 8 expansive acres, the property includes a well-maintained barn with a paddock, perfect for horses or livestock, and overhead storage for added convenience. A large, versatile shop with 3 sections offers heat, 220 amp outlets and ample space for hobbies, equipment, or a home business. Two reliable wells ensure a consistent water supply for all your needs. Surrounded by mature trees and scenic views, this acreage offers tranquility and endless possibilities, just a 15-minute drive from Stettler's amenities., and the school bus comes right to the door! Don't miss this rare gem – schedule your showing today!

Built in 2008



## Essential Information

MLS® #	A2235476
Price	\$599,000
Bedrooms	8
Bathrooms	3.00
Full Baths	3
Square Footage	1,721
Acres	8.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

## Community Information

Address	18170, 40-0 Township
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Bar Fridge
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Brush
Roof	Metal
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	June 29th, 2025
Days on Market	39
Zoning	AG

### **Listing Details**

Listing Office	Sutton Landmark Realty
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