

# \$409,000 - 20319 Township Road 38-2, Rural Stettler No. 6, County of

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MLS® #A2213205

**\$409,000**

4 Bedroom, 3.00 Bathroom, 1,111 sqft  
Residential on 3.01 Acres

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

This is the acreage you have been waiting for!! Located 10 min from Stettler on 3.01 acres and only 1 minute of Gravel, it has all the space you would need. With a mature yard, the trees provide plenty of privacy and if that wasn't enough the property is fully fenced with chain link and a gate. As you enter the property you get a a feeling of peacefulness as you drive down the corridor of two giant hedges. Once in the property you have a full circle turn around where you will find another full circle hedge on the property. As you look around you can see the beautiful yard and various trees. With a double detached garage(22X24) to either park in or tinker around,the possibilities are endless. The property has an outdoor sauna if you wish to relax on the cold winter nights or you can stay inside with all new windows and sliding door installed in spring of 2023. The house has a massive 35X12 2 tier covered deck to enjoy the country living or host large BBQs in the summer. As you enter the house you have a large 10X10 mudroom to organize your shoes. The house has 3 bedrooms up with one down with the primary bedroom having a 2 pieces on suite.

Built in 1985

## Essential Information



MLS® #	A2213205
Price	\$409,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,111
Acres	3.01
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### **Community Information**

Address	20319 Township Road 38-2
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 Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding

Foundation                Wood

**Additional Information**

Date Listed                April 19th, 2025  
Days on Market            1  
Zoning                      AG

**Listing Details**

Listing Office              Royal LePage Central

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