

\$379,900 - 40033 Range Road 202, Rural Stettler No. 6, County Of

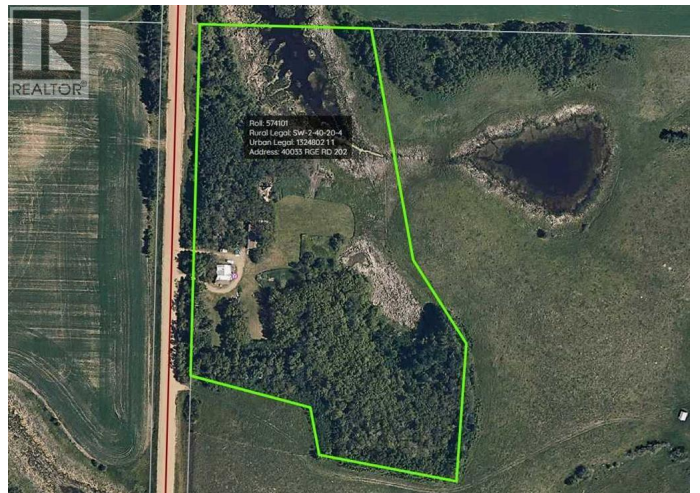
MLS® #A2252414

\$379,900

5 Bedroom, 2.00 Bathroom, 1,768 sqft
Single Family on 9.74 Acres

N/A, Rural Stettler No. 6, County Of, Alberta

Embrace the opportunity to own 9.74 acres of AG-zoned land just minutes from beautiful Buffalo Lake and the Whitesands public boat launch. This property offers the perfect balance of rural tranquility and recreational access, with endless potential for hobby farming, gardening, or simply enjoying the space and privacy of country living. Located only 15 minutes from Stettler, it provides easy access to schools, shopping, and amenities while giving you the freedom of an acreage lifestyle. The home itself is a large, two-storey residence full of character, featuring five bedrooms and two bathrooms, with a functional layout ready for someone to bring their vision and updates. While the house requires some work and modernization, recent upgrades include a newer electrical box, furnace, hot water tank and shingles, adding value and peace of mind. A highlight of the property is the 52' x 24' heated detached garage, offering plenty of room for vehicles, equipment, or a workshop. With nearly 10 acres of versatile land, there's room for future expansion, hobby animals, or outdoor recreation, making this a fantastic opportunity for anyone seeking a project with strong potential in a prime location close to the lake. (id:6289)



Built in 1945

Essential Information

Listing #	A2252414
Price	\$379,900
Bedrooms	5
Bathrooms	2.00
Half Baths	1
Square Footage	1,768
Acres	9.74
Year Built	1945
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40033 Range Road 202
Subdivision	N/A
City	Rural Stettler No. 6, County Of
Province	Alberta
Postal Code	T0C2L0

Amenities

Amenities	Shopping, Water Nearby
Features	See remarks
Parking Spaces	4
Parking	Detached Garage, Garage, Heated Garage, Oversize, RV
# of Garages	3

Interior

Appliances	None
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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