

\$325,000 - 41172 Rr 17-3, Rural Stettler No. 6, County of

MLS® #A2258859

\$325,000

3 Bedroom, 1.00 Bathroom, 1,859 sqft

Residential on 4.00 Acres

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

Discover the perfect balance of rustic charm and modern comfort in this beautifully maintained acreage, nestled on 4 scenic acres right at the edge of the coulee. Ideal for families or anyone seeking a quieter lifestyle, this property offers room to grow, relax, and enjoy nature's beauty just outside your door. Step inside and be welcomed by the warmth of pine tongue-and-groove walls and ceilings throughout much of the home. A spacious entrance with a newer wood stove sets the tone, leading into a large dining room and adjoining living room—perfect for gathering with family and friends. Just a couple of steps up, the kitchen features an island and garden door access to a massive covered deck that spans the entire west side of the home, providing sweeping views of the coulee beyond. There are three bedrooms, one with patio doors opening directly onto the deck, providing a serene outlook. The bathroom is complete with a jetted tub, corner shower, custom vanity, laundry, and patio doors to let in calming views while you unwind. Recent interior upgrades include a newer hot water tank, furnace fan, toilet, washing machine, and updated flooring in the entrance and two bedrooms. Exterior updates include newer siding, septic system, re-insulated under the home, and newer gutters. Outdoors, enjoy the convenience of the 30' x 35' heated shop with an overhead door and shelving, plus additional sheds and a small greenhouse. The yard is thoughtfully landscaped with a garden



spot, wood fencing, and a lovely lane-way lined with a row of spruce trees that welcome you home. The landscape beyond offers a diverse mix of trees, providing a natural, park-like setting. This property is more than just a home—it is a lifestyle of peace, space, and scenic beauty.

Built in 1976

Essential Information

MLS® #	A2258859
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,859
Acres	4.00
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	41172 Rr 17-3
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0B 1H0

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	Built-in Features, Kitchen Island
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Garden, Landscaped
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 20th, 2025
Days on Market	18
Zoning	Agriculture

Listing Details

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.