

\$499,000 - 342, 20248 Township Road, Rural Stettler No. 6, County of

MLS® #A2205035

\$499,000

3 Bedroom, 3.00 Bathroom, 1,335 sqft
Residential on 9.17 Acres

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

Escape to the rolling hills and open skies of the prairies with this scenic 9+ acre opportunity. Just a mile off pavement, this walkout bungalow offers the perfect blend of country charm and modern home conveniences. The main floor features an open-concept design, where the living, dining, and kitchen areas come together around a cozy wood-burning stove, creating the perfect gathering space and ambient setting. The primary suite features a private 3-piece ensuite, while a second bedroom and bath with a soaker tub provide comfort and relaxation. Off the dining area, a covered and screened-in deck lets you take in the peaceful views, rain or shine. Downstairs, the walkout lower level offers even more space to enjoy, with a rec room, wet bar, third bedroom, and a convenient 2-piece bath—ideal for guests or entertaining. The oversized double attached garage provides parking and extra storage with extended concrete drive to the laneway. Just off the homesite there is a second garage/workshop ready for equipment or hobbies. With a large concrete driveway, partial fencing, and newly planted trees for a future windbreak, this property is ready to be shaped into your dream country escape. Bring along your horses, chickens, and your vision—there's room to grow! Located just 30 minutes from Stettler and quick drive into Big Valley, this is your chance to slow



down, spread out, and enjoy the beauty of rural living.

Built in 2011

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2205035 |
| Price | \$499,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,335 |
| Acres | 9.17 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 342, 20248 Township Road |
| Subdivision | NONE |
| City | Rural Stettler No. 6, County of |
| County | Stettler No. 6, County of |
| Province | Alberta |
| Postal Code | T0G 0G0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Laminate Counters |
| Appliances | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |

| | |
|-----------------|--------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Few Trees, Lawn |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 27 |
| Zoning | AG |

Listing Details

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

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