

20140 TWP Rd. 380  
Rural Stettler No. 6, County of, Alberta

MLS # A2269750

**\$157,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Manufactured House	
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide	
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b> -
<b>Beds:</b>	4	<b>Baths:</b> 1
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	1.89 Acres	
<b>Lot Feat:</b>	Front Yard, Irregular Lot, Lawn, Many Trees, Pasture	

**Heating:** Forced Air, None, Propane, Wood, Wood Stove

**Water:** Well

**Floors:** Wood

**Sewer:** Open Discharge

**Roof:** Metal

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Composite Siding, Metal Siding

**Zoning:** Agriculture

**Foundation:** Wood

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Discover the potential of this charming 1.89-acre acreage, located just 10 minutes from Stettler with only a mile and a half of gravel road. This property offers the ideal opportunity for those seeking a peaceful country retreat or a place to create their forever home. The home experienced a fire approximately three years ago, resulting in smoke damage on the main floor. Since then, the main level has been mostly gutted, providing a clean slate ready for your renovation and design ideas. The layout includes two bedrooms, a laundry room, bathroom, and an open-concept living, dining, and kitchen area—offering excellent potential for a modern, functional main floor. The basement features two additional bedrooms, a spacious family room with a wood stove, and a couple of extra rooms that could serve as an office, storage, or cold room. Outdoors, you'll find plenty of privacy with mature trees surrounding the yard, a fenced pasture perfect for a couple of horses, and a newer front deck to relax and enjoy the peaceful country air. If you have renovation experience and a vision for transforming a property, this acreage offers an excellent opportunity to build equity and create something truly special.