

**38024 RANGE ROAD 182**  
**Rural Stettler No. 6, County of, Alberta**

**MLS # A2279753**



# \$275,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,909 sq.ft.	<b>Age:</b>	1905 (121 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	5.71 Acres		
<b>Lot Feat:</b>	Back Yard, Corners Marked, Farm, Few Trees, Front Yard, Fruit Trees/Shrub		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Other	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** n/a

Located just 4 miles off pavement, this 1900 plus sq ft story and a half sits on 5.71 acres, it may have been built in 1905, but has many renovations. With the construction of a secure basement, the wood retaining walls, sump pump and weeping tile, makes this a sturdy house. It also has two bedrooms, one on the main floor and one on the upper level. There is a four piece bathroom on the main floor, along with a covered rear porch with a freezer, 100 amp service. From there you walk into the large kitchen with gas top stove, 2 wall ovens and a large island to assist in the prepping of the food for dinners. Off the kitchen is the laundry room, with storage. Beside the dining room with a step up is the dining room with an awesome view out the south to the open fields, having no neighbors to the west or south. The front porch is right off the dining room also. The primary bedroom and a four piece bathroom are just off the dining room along with a bonus room that has storage. The main floor also has a large open living room with an extra sun room on the east side of the house. The roof has been done in 2018, vinyl siding as well, vinyl windows also, some new and some done in 1992. There is original hardwood flooring, laminate and vinyl. Furnace was put in 2010, hot water 2020 and a new pressure tank in 2023. The walls have mostly been stripped to the studs and re insulated with rock wool and wired. Off the rear porch is the 8x8 deck great to barbecue on. There are a few older out sheds that help with storing the garden equipment. A large garden is also ready and planted for the new owners. With 5.71 acres you have loads of room to enjoy the space for the kids, animals, or whatever.