

\$865,000 - 13139 Twp Rd. 395, Rural Stettler No. 6, County of

MLS® #A2252267

\$865,000

3 Bedroom, 3.00 Bathroom, 1,320 sqft
Residential on 44.80 Acres

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

Country Living on 44.8 Acres!

Here's your chance to own a fantastic acreage that offers space, privacy, and endless potential. Sitting on 44.8 acres, this property is well set up for hobby farming, horses, cows, or most any animals with over 30± acres of hay crop (a mix of straight grass and alfalfa) and fencing already in place—just add a few wire runs and gates to finish it off. The outbuildings are a major highlight, starting with a massive 42x60 heated shop featuring in-floor heat, 220 power, 16'™ ceilings, three overhead doors, and a removable center partition wall. There's also a 24x24 cold storage building plus additional sheds for all your equipment and storage needs. Heating options are flexible with an outdoor wood-burning stove that circulates glycol to both the house and shop, plus a coal-burning stove as a backup. The system is designed so you can easily switch to a boiler if you prefer. The home sits on a solid ICF foundation with a bright, open-concept layout. Coming in through the 28x28 attached double garage, you're greeted by a spacious entry with a handy 2-piece bath and main floor laundry. The kitchen, dining, and living areas flow seamlessly together, with the kitchen offering abundant counter space, cupboards, and a large island. The dining room can host even the biggest gatherings, while the living room



features a large picture window for plenty of natural light.

The main level also includes three bedrooms, including a generous master suite with 3-piece ensuite, plus a full 4-piece bathroom.

The basement is a blank canvas with high ceilings and roughed-in plumbing for a bathroom (tub, vanity, and new tile are already included!). Youâ€™ll also find a wood stove and enough new laminate flooring to finish the entire basementâ€”just bring your vision.

If youâ€™ve been looking for a property where you can enjoy country living, raise some animals, grow a garden, or simply take in the peace and privacy of the land, this acreage might be what you've been waiting for.

Built in 2008

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2252267 |
| Price | \$865,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,320 |
| Acres | 44.80 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 13139 Twp Rd. 395 |
| Subdivision | NONE |
| City | Rural Stettler No. 6, County of |
| County | Stettler No. 6, County of |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T0C 2L0 |

Amenities

| | |
|--------------|---|
| Utilities | Electricity Available, Water Available, Natural Gas Not Available, Propane, Satellite Internet Available, Sewer Connected |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Breakfast Bar, No Smoking Home, See Remarks |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Boiler, In Floor, Forced Air, Propane, Coal, Combination, See Remarks, Wood |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Rain Barrel/Cistern(s), Rain Gutters |
| Lot Description | Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Many Trees, Private, Native Plants, Pasture |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | ICF Block |

Additional Information

| | |
|-------------|-------------------|
| Date Listed | August 29th, 2025 |
| Zoning | Ag |

Listing Details

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

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