

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

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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, Propane, Water Available, Natural Gas Not Available, 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, See Remarks, Wood, Coal, Combination
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	August 29th, 2025
Days on Market	32
Zoning	Ag

### Listing Details

Listing Office	RE/MAX 1st Choice Realty
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