

\$825,000 - 38012 Range Road 20-1, Rural Stettler No. 6, County of

MLS® #A2230708

\$825,000

10 Bedroom, 8.00 Bathroom, 6,672 sqft
Residential on 3.53 Acres

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

If space is what you're after, this home delivers in a big way. Located on a quiet road just seven minutes from the Town of Stettler and only a mile off the highway, this mansion-sized acreage offers the perfect setup for a big family, or anyone looking to enjoy the benefits of acreage life with the added bonus of two full suites. Inside you'll find 9 bedrooms, 2 dens, several living spaces, and 7 full bathrooms, and 3 full kitchens, offering a flexible layout to suit a variety of needs. Fitness lovers will appreciate the two dedicated gym areas—one that rivals many commercial setups, and another with hardwood flooring, ideal for pickle-ball, badminton, or active play. The entire home features updated vinyl plank flooring, and the central hub of the home includes a good-sized kitchen, perfect for cooking, gathering, and everyday living. The home's income potential shines with two rental suites: one that can function as either a one- or three-bedroom unit with its own full kitchen and bath, and a second suite featuring one bedroom plus a den, along with large modern kitchen with all the bells and whistles and a full bath. These suites share a laundry area, while the main home benefits from its own separate laundry setup. For the hobbyist or DIY enthusiast, the oversized heated double garage includes a clean epoxy floor and is complemented by a separate workshop space with its own



overhead doorâ€™ideal for storage, tools, or projects that need room to spread out. All the major systems have been taken care of, including a newer boiler with multiple heating zones for optimal efficiency and comfort. The entire exterior has been refreshed with new shingles, all new windows (mostly triple pane), and most of the entry doors and garage doors have been replaced as well giving the home a clean, well-maintained appearance inside and out. Whether youâ€™re dreaming of country living with room for everyone, starting a home-based business, or looking for a smart investment opportunity, this home offers comfort, space, and income potentialâ€™all in one move-in-ready package.

Built in 1982

Essential Information

MLS® #	A2230708
Price	\$825,000
Bedrooms	10
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	6,672
Acres	3.53
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	38012 Range Road 20-1
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta

Postal Code	T0C 2L0
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Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum
Appliances	Built-In Gas Range, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard, In Floor, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Dog Run, Storage
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2025
Days on Market	1
Zoning	CRA

Listing Details

Listing Office	Real Broker
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