

# \$389,900 - 40033 Range Road 202, Rural Stettler No. 6, County of

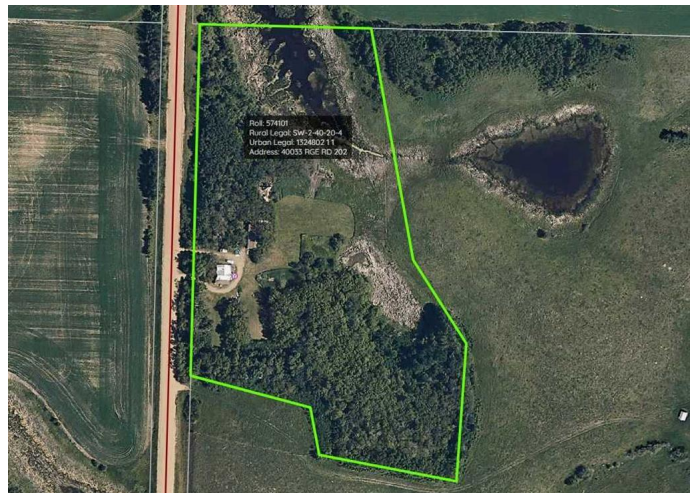
MLS® #A2252414

**\$389,900**

5 Bedroom, 2.00 Bathroom, 1,768 sqft  
Residential on 9.74 Acres

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

Embrace the opportunity to own 9.74 acres of AG-zoned land just minutes from beautiful Buffalo Lake and the Whitesands public boat launch. This property offers the perfect balance of rural tranquility and recreational access, with endless potential for hobby farming, gardening, or simply enjoying the space and privacy of country living. Located only 15 minutes from Stettler, it provides easy access to schools, shopping, and amenities while giving you the freedom of an acreage lifestyle. The home itself is a large, two-storey residence full of character, featuring five bedrooms and two bathrooms, with a functional layout ready for someone to bring their vision and updates. While the house requires some work and modernization, recent upgrades include a newer electrical box, furnace, hot water tank and shingles, adding value and peace of mind. A highlight of the property is the 52' x 24' heated detached garage, offering plenty of room for vehicles, equipment, or a workshop. With nearly 10 acres of versatile land, there's room for future expansion, hobby animals, or outdoor recreation, making this a fantastic opportunity for anyone seeking a project with strong potential in a prime location close to the lake.



Built in 1945

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2252414                         |
| Price          | \$389,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 1,768                            |
| Acres          | 9.74                             |
| Year Built     | 1945                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 40033 Range Road 202            |
| Subdivision | NONE                            |
| City        | Rural Stettler No. 6, County of |
| County      | Stettler No. 6, County of       |
| Province    | Alberta                         |
| Postal Code | T0C 2L0                         |

### **Amenities**

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                 |
| Parking        | Insulated, Oversized, RV Access/Parking, Workshop in Garage, Heated Garage, Quad or More Detached |
| # of Garages   | 4                                                                                                 |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Full, Unfinished        |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Front Yard, Landscaped, Many Trees, Brush |

|              |                        |
|--------------|------------------------|
| Roof         | Asphalt Shingle, Metal |
| Construction | Wood Frame             |
| Foundation   | Poured Concrete        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 7                 |
| Zoning         | AG                |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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