\$379,900 - 40033 Range Road 202, Rural Stettler No. 6, County of

MLS® #A2252414

\$379,900

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 \$379,900

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 Heated Garage, Insulated, RV Access/Parking, Oversized, Quad or

More Detached, Workshop in Garage

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 53
Zoning AG

Listing Details

Listing Office Royal LePage Network Realty Corp.

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