

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

MLS® #A2252414

\$389,900

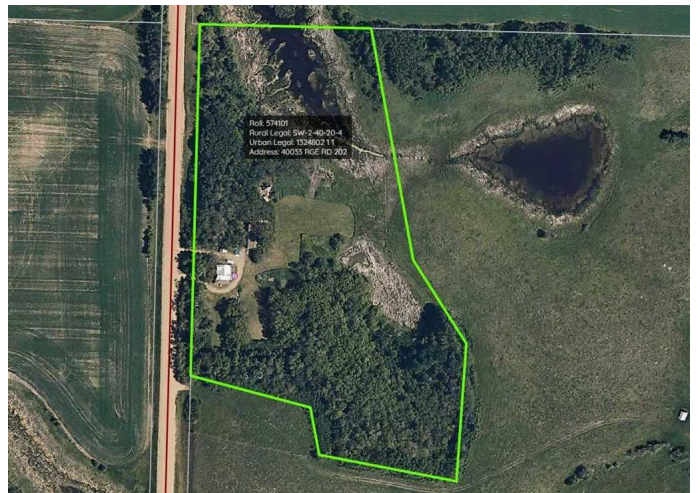
5 Bedroom, 2.00 Bathroom, 1,768 sqft
Residential on 9.74 Acres

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	21
Zoning	AG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.