

# \$300,000 - 41177 Range Road 18-1, Rural Stettler No. 6, County of

MLS® #A2192252

**\$300,000**

3 Bedroom, 2.00 Bathroom, 1,195 sqft  
Residential on 10.26 Acres

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

If you've been longing for wide open space and total privacy, this 10.26-acre property in the County of Stettler might be exactly what you've been waiting for. Surrounded by mature trees, the entire yard is beautifully sheltered from the outside world—a peaceful, private haven with room to grow, build, and create. The 1996 mobile home is serviced with a well, septic system, and 100 amp power, offering a solid starting point for your acreage dreams. Whether you're looking to homestead or simply enjoy the quiet life, there's space here to make it your own. The fully finished and heated shop is a dream for mechanics and woodworkers alike. Outfitted with 220-volt wiring, multiple plug-ins, and a poured concrete pad out front, it's the ideal space for working, creating, or just having a place to call your own. There's also an additional power pole in the southeast corner of the property, complete with 220-volt wiring—offering the potential for future expansion, additional outbuildings, or the potential to service a second site. Zoned Ag, this property is well suited for a hobby farm, a small herd of cattle, or a few horses. If you're craving a quieter life and a place to build your own kind of future, this private acreage offers the space, seclusion, and potential to do just that.



Built in 1996

### Essential Information

MLS® #	A2192252
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,195
Acres	10.26
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	41177 Range Road 18-1
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0B 1H0

### Amenities

Parking	220 Volt Wiring, Double Garage Detached, Heated Garage, Workshop in Garage
# of Garages	3

### Interior

Interior Features	Vinyl Windows, Skylight(s), Vaulted Ceiling(s)
Appliances	None
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Many Trees, Front Yard

Roof	Metal
Construction	Wood Frame, Metal Frame
Foundation	Block

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	16
Zoning	A

### **Listing Details**

Listing Office	Real Broker
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