

\$439,000 - 4603 38 Avenue, Rural Stettler No. 6, County of

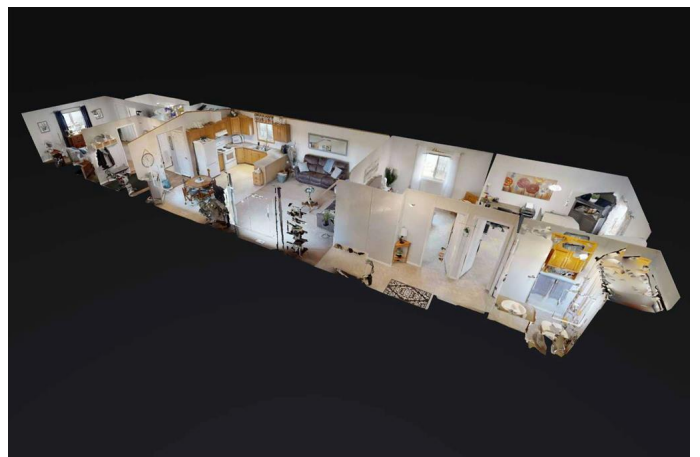
MLS® #A2224955

\$439,000

3 Bedroom, 2.00 Bathroom, 1,495 sqft
Residential on 6.24 Acres

Anderson, Rural Stettler No. 6, County of, Alberta

This is a great opportunity to own your own acreage, just a minute from Stettler. Located on the south side of town in the Anderson subdivision, this 6.8 acre property has all the necessities that an acreage should have with the convenience of being in town. The exceptionally well-maintained and immaculately clean home is bright from one end to the other. Done in modern tones, the interior of this home will suit any family. The main entrance is spacious, allowing the whole family to get ready and out the door at the same time. There is a pantry on the way to the kitchen, which has wood toned cabinets, a peninsula, and white appliances. The dining area is next to the kitchen and is open to the living room. This has a nice window facing the yard, vaulted ceilings, and plenty of space for oversized furniture. The primary bedroom has a walk in closet and a spotless, full-sized ensuite with tub/shower. This home is great as it has a large laundry room with extra space for an extra fridge and freezer. There are two more spacious bedrooms with large closets. The lovely main bathroom is also a 4 piece and the second entrance has an additional closet. Outside the main entrance, there is a deck which is a great spot for your barbecue. The yard is also incredibly well manicured, with several parking spots out front. The yard has a workshop with covered storage, a



3-story playhouse, and a 37' x 25' barn. The patio area has a combination of cement and flagstone and is sheltered with a hedge. Next to this is a log structure to enhance your outdoor experience. The property also has pasture, a couple garden spots, mature trees throughout the yard, and plenty of grass left for kids to play. A great property in an amazing location!

Built in 2006

Essential Information

MLS® #	A2224955
Price	\$439,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,495
Acres	6.24
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	4603 38 Avenue
Subdivision	Anderson
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Garden
Lot Description	Few Trees, Garden, Landscaped, Lawn
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	County Residence - Agricu

Listing Details

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

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.