

\$1,300,000 - 40446 Hwy 56, Rural Stettler No. 6, County of

MLS® #A2212042

\$1,300,000

4 Bedroom, 5.00 Bathroom, 4,320 sqft
Residential on 9.86 Acres

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

Step into a world of boundless possibilities in this remarkable 4320 sq. ft. residence. Spanning two meticulously designed floors, this home offers an unparalleled living experience that caters to every aspect of your lifestyle. The heart of this home is its stunning open-concept living area, where the kitchen, dining room, and living room seamlessly blend into one inviting space. The kitchen, a culinary enthusiast's dream, features warm wooden cabinetry, modern appliances, and a central island perfect for casual dining or entertaining guests.

For those who work from home, three dedicated office spaces provide the perfect setting to pursue your professional ambitions. Luxuriate in the spa-like ensuite, one of which boasts a sumptuous jetted tub - your personal oasis after a long day. The home's thoughtful design extends to practical amenities, including a convenient laundry room and a utility room for all your storage needs. This property has ample parking with a 24X40 garage located beside the kitchen, The attached shop (110X60) has multiple 220 welder plugs, in floor heat, 12X60 mezzanine, 28X12 shop office, 2pc Bathroom, 2-14X16H Shop doors and 3-12X14H Shop doors for various type of vehicles. If this isn't enough room there is a 30X 50 cold storage located on the south west side of the property. Located at 40446 Highway 56 in Stettler County, this



property offers the perfect balance of rural tranquility and modern convenience. With its impressive size, thoughtful design, and potential for customization, this home isn't just a place to live – it's a canvas for creating the lifestyle you've always dreamed of.

Built in 2013

Essential Information

MLS® #	A2212042
Price	\$1,300,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,320
Acres	9.86
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	40446 Hwy 56
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Amenities

Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Heated Garage, Quad or More Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Metal
Construction	Metal Siding
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	April 14th, 2025
Days on Market	17
Zoning	Country Residential

Listing Details

Listing Office	Royal LePage Central
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.