

# \$440,000 - 34342 Scollard Road, Rural Stettler No. 6, County of

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MLS® #A2172295

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,276 sqft  
Residential on 4.18 Acres

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

Enjoy a Spectacular view of Dry Island Buffalo Jump right out your living room window! This home shows very well, situated south of the village of Scollard in East Central Alberta this is a once in a lifetime opportunity to own a home with a tranquil setting overlooking one of Alberta's historic landmarks! You will feel very secluded in this private location, down a long laneway with beautiful trees. The 4.18 acres are awaiting your special touch. Relax on your 54 foot wide west facing deck and enjoy the spectacular sunsets. The entry provides plenty of room as your guests arrive with a large closet for storage, step into the open kitchen with a large island and plenty of cupboard and counter space over looking the dining area as well as the extra large living room. The kitchen, dining and living areas also feature access to the deck and wall to wall glass that stretches up to the 17' high ceilings so that you can enjoy the breathtaking views and sunset. The primary suite boasts the same wall to wall glass as well as access to the deck, a large closet and custom painted feature wall. The 4 piece ensuite provides a double vanity and large walk in shower plus built in cabinets and a seating bench. There is also a 3 piece bath for guests and a second bedroom on the main floor. Downstairs you will find the fully developed walkout basement very appealing. 2 large guest bedrooms both with custom painted feature walls, a 3 piece bathroom with



walk in shower and a large family room for entertaining. There is also access to the east facing patio to relax on. The acreage has plenty of room to build a shop or garage.

Built in 2014

### Essential Information

MLS® #	A2172295
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,276
Acres	4.18
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	34342 Scollard Road
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0J 0G0

### Amenities

Parking	Parking Pad
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### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Laminate Counters, Recessed Lighting
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Greenbelt, No Neighbours Behind
Roof	Metal
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 10th, 2024
Days on Market	183
Zoning	AG

### **Listing Details**

Listing Office	Century 21 Maximum
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