

# **\$430,000 - 34342 Scollard Road, Rural Stettler No. 6, County of**

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MLS® #A2211700

**\$430,000**

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 overlooking 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® #         | A2211700                         |
| Price          | \$430,000                        |
| 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 |
|---------|-------------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | See Remarks   |
| Heating           | Forced Air  |
| Cooling           | None  |

|              |                          |
|--------------|--------------------------|
| 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    | April 14th, 2025 |
| Days on Market | 67               |
| Zoning         | AG               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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