



Anne French
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609 7 Avenue
Stirling, Alberta

MLS # A2301007



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,624 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	4.80 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions: Fridge, gas range, oven, dishwasher, washer, dryer, window coverings, garage door opener(s) and remote(s), barn, shelters X2, greenhouse, shed, tv mount in living room

Rare in-town acreage just 25 minutes from Lethbridge! Space, privacy, and small-town living come together in a way that's hard to find. This fully renovated bungalow in the family-friendly town of Stirling sits on 4.85 acres with expanded usable space of roughly 6 acres due to adjacent road allowances currently utilized by the owners. Inside, you'll find a bright, open-concept layout featuring vaulted ceilings with wood beam accents, a stunning kitchen with granite countertops, stainless steel appliances, a large island, and a cozy wood stove that adds both warmth and character. With 4 bedrooms, 2 full bathrooms, and a fully finished basement, there's plenty of space for families of all sizes. This property is set up beautifully for those dreaming of a quaint hobby farm lifestyle. Whether it's horses, chickens, or simply space to spread out, the possibilities here are incredible. Morning chores, evening fires, fresh eggs, and a garden out your back door—this is the lifestyle so many are chasing. The barn has seen great upgrades, including well-lit grooming bays, a wash bay with a dedicated vet care area, three spacious 12x13 stalls, and a newly added water line. There's also an outdoor wash rack, dry lot ideal for trucks and trailers, two storage shelters, a greenhouse, and plenty of room for a large garden. Additional features include municipal water and a new septic system installed in September 2024 with a tank and extended field. A large deck, covered front porch, raspberry bushes, garden plot, and RV parking complete the outdoor space. Plenty of room for trucks, trailers, RVs, and all the toys that come with acreage living. With major updates already taken care of, this is a property you can step into and enjoy from day one. Opportunities like this don't come up often—an in-town acreage with this kind of setup, space, and

potential is a rare find.