

\$160,000 - Township Road 40-3, Rural Stettler No. 6, County of

MLS® #A2179059

\$160,000

0 Bedroom, 0.00 Bathroom,
Land on 21.19 Acres

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

Are you looking for a possible hobby farm or to live off grid? Then this 21.19 acres of land just East of the Hamlet of Red Willow may be what you are looking for. Build your dream home or develop the existing 12' x 40' barn-style shed/cabin. Recent plumbing and wiring completed, 3 - season water cistern system, wood burning fireplace, bathroom, washer, dryer, refrigerator, a one-bedroom loft, metal roof, recessed lighting in beams, remote control ceiling fan. Drywall, flooring and siding required. This building is on 4" x 4" wooden skids. There is another 16' x 16' shed on 2" x 6" treated wooden skids that they used as a one-bedroom bunkhouse. Power to both buildings was from a generator that was on site.

The barn shed has been winterized and the generator removed from the premises. There is a 5' x 26" greenhouse, 8' x 8' tack shed, 10' x 16' garden shed, horse shelter, and a round pen. There is a firepit area and a covered patio you can use to BBQ and enjoy your meals while you watch the kids/grandkids play on the outdoor play structure. The acreage is fenced and cross-fenced. There is a garden, and an orchard area consisting of pear trees, apple trees, and mixed fruit trees. Numerous maple trees have been planted on the perimeter of the property. There is a campground / ball diamond (seasonal use) to the West, and you will be located just 15 miles



to Buffalo Lake,
Stettler and the Pheasant Back golf course.
There is an abundance of wildlife and wide
open spaces if you enjoy hunting and winter
sledding. Gas and power services are located
on the southern boundary of this property.
Potable water can be purchased from the
nearby County Bulk Water Station just 2 kms
North of Red Willow. Haul the water to site
and store it in the plastic totes on the West
side of the barn shed. If you enjoy peace
and quiet, and the possibility of living off grid,
this could be the one for you.

Essential Information

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|-----------|------------------|
| MLS® # | A2179059 |
| Price | \$160,000 |
| Bathrooms | 0.00 |
| Acres | 21.19 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | Township Road 40-3 |
| Subdivision | NONE |
| City | Rural Stettler No. 6, County of |
| County | Stettler No. 6, County of |
| Province | Alberta |
| Postal Code | T0C2L0 |

Additional Information

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|----------------|---------------------|
| Date Listed | November 15th, 2024 |
| Days on Market | 172 |
| Zoning | AG |

Listing Details

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

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