# \$539,000 - 39061 Range Road 220, Rural Stettler No. 6, County of

MLS® #A2212555

#### \$539,000

3 Bedroom, 1.00 Bathroom, 897 sqft Agri-Business on 9.61 Acres

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

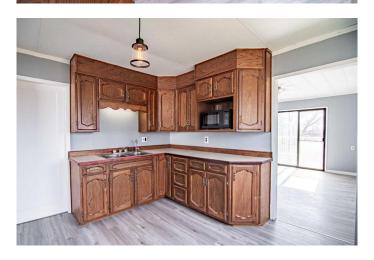
Tucked just off pavement and only 15 minutes from Stettler, this 9.61-acre property blends practicality with peaceful country charm. The mature yard site offers a private, well-established settingâ€"complete with tall trees, open lawn, and room to expand or just breathe a little easier.

The home has seen thoughtful updates, including new shingles, flooring and paint in February 2025, and offers 1,732 ± sq ft living space across two levels. Inside, you'II find three bedrooms, one full bath, and a functional floorplan that keeps daily living simple and efficient. Natural light flows through large windows, while modern vinyl plank flooring ties the spaces together in a clean, cohesive look. The kitchen features solid oak cabinetry. updated lighting, and a clear line of sight into the yard. A bright dining area walks out to the south-facing deckâ€"perfect for taking in prairie views or keeping an eye on the yard. Downstairs offers a large open area, laundry zone, mechanicals, and solid concrete block wallsâ€"a good base with options for future finishing if desired.

Outdoors, the 36 ft x24 ft detached garage gives you ample space for vehicles, tools, or workspace with two overhead doors and power service. The land is a mix of 8.41 ű acres of cleared pasture, 0.61 ű acres treed, 0.75 ű acres low, and roughly half an acre in the yard siteâ€"giving you plenty of room to







graze animals, expand your garden, or add additional infrastructure. Zoned Agricultural and bordering the community of Nevis, this parcel offers flexibility for hobby farming, homesteading, or simply settling into rural life with solid infrastructure already in place. Commuting is convenient with quick access to Hwy 12â€"just 25 minutes to Joffre or 15 minutes to Stettler. Whether you're looking for a starter acreage, a small-scale farm site, or a retreat with space to grow, this property brings solid bones and a great location together in one workable package.

#### **Essential Information**

MLS® # A2212555 Price \$539,000

Bedrooms 3
Bathrooms 1.00
Full Baths 1

Square Footage 897 Acres 9.61

Type Agri-Business

Sub-Type Agriculture
Style Bungalow

Status Active

# **Community Information**

Address 39061 Range Road 220

Subdivision NONE

City Rural Stettler No. 6, County of

County Stettler No. 6, County of

Province Alberta
Postal Code T0C 2E0

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Water Connected, Sewer

Connected

Parking Spaces 2

Parking Double Garage Detached, Enclosed

# of Garages 2

## Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Entrance, Private Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Block

#### **Additional Information**

Date Listed May 26th, 2025

Days on Market 43
Zoning AG

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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