

\$998,000 - 36531 Rr 18-3, Rural Stettler No. 6, County of

MLS® #A2200854

\$998,000

4 Bedroom, 2.00 Bathroom, 1,832 sqft
Agri-Business on 160.00 Acres

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

What a great time to invest in a farm for your family or expand your current farming operation. Sitting on 160 acres south east of Stettler, this farm is fully set up for a cattle operation. This quarter section consists of 40 ac of hay, 36 ac of pasture, and 84 ac of cultivated land. The land is fully fenced and cross-fenced. The farm yard has a 24' x 40' barn, a quonset, 55' x 32' open machine shed, and three cattle sheds (one measures 47' x 24' and has wind fencing). A backdrop of mature spruce trees frame this century home. Inside, the spacious kitchen has an abundance of solid oak cabinets, and additional cabinets with glass inserts for display. This is open to a huge dining room which could hold an oversized dining room table for family gatherings and entertaining. Here, there is a corner fireplace and patio doors to south facing deck. The living room is also very spacious, with garden doors, built in shelving, and a fireplace. There is one bedroom on the main floor as well as a 3 pc bathroom. Upstairs, there is a traditional sloped ceiling in the three bedrooms and 2 piece bathroom. The basement is a great spot for storage, a work space, or crafting area. Outside, the detached, 20' x 36' garage is just a short walk from the house. The yard has mature trees and hedges and a drive-through laneway going from the house to the farmyard. In addition, there is a gravel pad for a mobile home which has its own septic, well, and power. This is a great spot to raise a



family or just get out into the country.

Built in 1900

Essential Information

MLS® #	A2200854
Price	\$998,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,832
Acres	160.00
Year Built	1900
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

Community Information

Address	36531 Rr 18-3
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Amenities

# of Garages	2
--------------	---

Interior

Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Roof	Asphalt
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 11th, 2025

Days on Market 40

Zoning Agriculture

Listing Details

Listing Office RE/MAX 1st Choice Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.