

\$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 35

Zoning Agriculture

Listing Details

Listing Office RE/MAX 1st Choice Realty

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