

\$499,000 - 39061 Range Road 220, Rural Stettler No. 6, County Of

MLS® #A2212555

\$499,000

3 Bedroom, 1.00 Bathroom, 897 sqft
Agriculture on 9.61 Acres

N/A, 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 setting—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™ll 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 deck—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 walls—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 ± acres of cleared pasture, 0.61 ± acres treed, 0.75 ± acres low, and roughly half an acre in the yard site—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 12—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.

(id:6289)

Essential Information

Listing #	A2212555
Price	\$499,000
Bedrooms	3
Bathrooms	1.00
Square Footage	897
Acres	9.61
Type	Agriculture
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	39061 Range Road 220
Subdivision	N/A
City	Rural Stettler No. 6, County Of
Province	Alberta
Postal Code	T0C2E0

Amenities

Utilities	Electricity, Natural Gas, Sewer, Water
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Block

Listing Details

Listing Office RE/MAX real estate central alberta



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