

\$975,000 - 18320 Twp 39-0, Botha

MLS® #A2236905

\$975,000

3 Bedroom, 2.00 Bathroom, 2,227 sqft

Agriculture on 160.00 Acres

N/A, Botha, Alberta

A full quarter section of Alberta countryside, ready for your rural dreams. This 157.98-acre property offers a well-cared-for ranch-style bungalow and everything you need to live the country life – fully fenced and cross-fenced, with approximately 40 acres in cultivation and the rest in pasture. It's perfectly set up for horses, cattle, or hobby farming, with three dugouts, a 24X16 Barn, powered, 55 X 32 pole shed, animal shelters, corrals, and a dedicated garden space. The home is designed for easy, main-floor living with three comfortable bedrooms, spacious 4 piece bathroom, and a handy 2-piece bath in the large rear mudroom – ideal after a day of chores or yard work. The eat-in kitchen features warm oak cabinetry, a gas stove, peninsula seating, and a walk-in pantry. Sunlight fills the dining area through oversized windows, while the cozy living room is anchored by a gas fireplace. In-floor heating throughout ensures comfort through every season. The private bedroom wing includes a spacious primary with a walk-in closet, two additional bedrooms, and a full laundry room. Step outside to a heated 26 X30 detached garage just a few steps from the home. A long, tree-lined laneway welcomes you in, surrounded by mature trees, shrubs, perennials, and a garden plot ready for planting. Located just outside the community-focused hamlet of Botha – home to a great school and just minutes from all the amenities of Stettler – this is a rare



opportunity to plant your roots and live the peaceful, purposeful lifestyle only the country can offer. (id:6289)

Essential Information

Listing #	A2236905
Price	\$975,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	2,227
Acres	160.00
Type	Agriculture
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	18320 Twp 39-0
Subdivision	N/A
City	Botha
Province	Alberta
Postal Code	T0C2L0

Amenities

Features	No Smoking Home
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas In Floor Heating
# of Stories	1

Exterior

Exterior	Aluminum siding
Exterior Features	Fruit trees, Garden Area
Construction	Wood frame

Listing Details

Listing Office RE/MAX 1st Choice Realty



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on November 1st, 2025 at 9:31am PDT