

# **\$519,000 - 39061 Range Road 220, Rural Stettler No. 6, County of**

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MLS® #A2212555

**\$519,000**

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 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.

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2212555      |
| Price          | \$519,000     |
| 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 | 81             |
| Zoning         | AG             |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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