

# **\$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 settingâ€”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 Â± sq ft living space across two levels. Inside, youâ€™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 deckâ€”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 wallsâ€”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 Â± acres of cleared pasture, 0.61 Â± acres treed, 0.75 Â± acres low, and roughly half an acre in the yard siteâ€”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 12â€”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	78
Zoning	AG

### Listing Details

Listing Office	RE/MAX real estate central alberta
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