

# \$495,000 - On Highway 56, Rural Stettler No. 6, County of

MLS® #A2211697

**\$495,000**

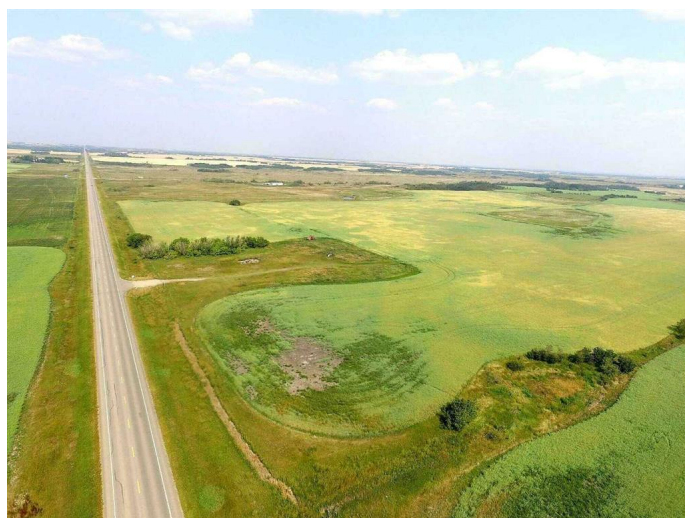
0 Bedroom, 0.00 Bathroom,  
Land on 147.98 Acres

NONE, Rural Stettler No. 6, County of, Alberta

Visit REALTOR® website for additional information. Approximately 155 Acres of Versatile Farmland Just North of Stettler. This property offers a prime mix of cultivated land & native pasture, just 2 miles north of Stettler with direct access off paved Highway 56. Roughly 100 acres are currently seeded to hay, alfalfa, & grass—well-suited for forage production or rotational cropping. The land has previously supported barley, offering flexibility for future use. The remaining acres feature native pasture with a large dugout—ideal for grazing livestock or recreational use. The property includes a 6-acre subdivision on the southwest side, offering potential for a future building site. Power is available on the north side of the quarter, & the neighboring wells show there is a good water supply. Whether you're expanding your operation, building your dream home, this parcel checks all the boxes.

## Essential Information

MLS® #	A2211697
Price	\$495,000
Bathrooms	0.00
Acres	147.98
Type	Land
Sub-Type	Residential Land



Status	Active
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### Community Information

Address	On Highway 56
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4G 0J2

### Additional Information

Date Listed	April 16th, 2025
Days on Market	23
Zoning	AG

### Listing Details

Listing Office	PG Direct Realty Ltd.
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