

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

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 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 83
Zoning AG

Listing Details

Listing Office RE/MAX real estate central alberta

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