

# \$325,000 - 4406 47 Avenue, Stettler

MLS® #A2252007

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,354 sqft

Residential on 13.01 Acres

East Industrial Park, Stettler, Alberta

Set in a picturesque area with deep roots in its agricultural past, this 13-acre property has been rezoned for industrial use, offering great potential for development. Located in a prime spot, this large piece of land is ready to be transformed, making it an opportunity for investors and developers alike.

Conversely, if someone prefers to embrace the existing farmhouse and outbuildings, the property remains viable as an acreage. There is a well and septic on the property, mature trees and plenty of space for the kids and animals to roam on the property or in the 5 acre natural park right next door. \*\*\*

BONUS\*\*\* New plumbing and a new roof will be done before possession.



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2252007                         |
| Price          | \$325,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,354                            |
| Acres          | 13.01                            |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4406 47 Avenue            |
| Subdivision | East Industrial Park      |
| City        | Stettler                  |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T4K 0B7                   |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Detached |
| # of Garages | 1                      |

## Interior

|                   |                  |
|-------------------|------------------|
| Interior Features | See Remarks      |
| Appliances        | None             |
| Heating           | Forced Air       |
| Cooling           | None             |
| Has Basement      | Yes              |
| Basement          | Full, Unfinished |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                         |
| Lot Description   | Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Farm |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Wood Frame, Aluminum Siding                                          |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 19                |
| Zoning         | Industrial        |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.