

# \$430,000 - 4406 47 Avenue, Stettler

MLS® #A2189444

**\$430,000**

0 Bedroom, 0.00 Bathroom,  
Land 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 unparalleled potential for development.

Located in a prime spot, this large piece of land is ready to be transformed, making it an exceptional opportunity for investors and developers alike.

Conversely, in the meantime, 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, and plenty of space for the kids and animals to roam.

## Essential Information

MLS® #	A2189444
Price	\$430,000
Bathrooms	0.00
Acres	13.01
Type	Land
Sub-Type	Industrial Land
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**

Utilities	Garbage Collection
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**Additional Information**

Date Listed	February 7th, 2025
Days on Market	81
Zoning	Industrial Land

**Listing Details**

Listing Office	Real Broker
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