

\$345,000 - 39301 Hwy 835, Rural Stettler No. 6, County of

MLS® #A2211832

\$345,000

0 Bedroom, 0.00 Bathroom,
Land on 5.02 Acres

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

This 5 acre parcel has a developed road, natural trees and planted hedges and is partially paved up to and around the 40x60 metal frame/metal siding shop. Shop features include 2 - 12'x10' tall overhead doors, finished concrete floors, metal paneling inside on the walls and rough in drain plumbing for a bathroom. Services such as gas line, power, an excellent producing water well and septic tank have all been completed. The acreage is just a short 10km drive from Stettler and an 11km drive to Buffalo Lake all on paved highway. This property would be an amazing opportunity for acreage living with the convenience of access to the Hamlet of Erskine only 3km's away. Erskine has a small store and restaurant, a K-9 school, curling rink and outdoor skating rink. Build a new home, move in an RTM or convert the amazing shop into a BARNDOMINIUM, options are endless.

Essential Information

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|-----------|------------------|
| MLS® # | A2211832 |
| Price | \$345,000 |
| Bathrooms | 0.00 |
| Acres | 5.02 |
| Type | Land |
| Sub-Type | Residential Land |
| Status | Active |



Community Information

| | |
|-------------|---------------------------------|
| Address | 39301 Hwy 835 |
| Subdivision | NONE |
| City | Rural Stettler No. 6, County of |
| County | Stettler No. 6, County of |
| Province | Alberta |
| Postal Code | T0C 2L0 |

Amenities

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|-----------|--|
| Utilities | Electricity Available, Natural Gas Available |
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Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Storage |
| Lot Description | Gentle Sloping, Many Trees |

School Information

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| District | Clearview School Division No. 71 |
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Additional Information

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| Date Listed | April 14th, 2025 |
| Days on Market | 20 |
| Zoning | A |

Listing Details

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|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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