

# \$797,500 - On Rr 20-4, Rural Stettler No. 6, County of

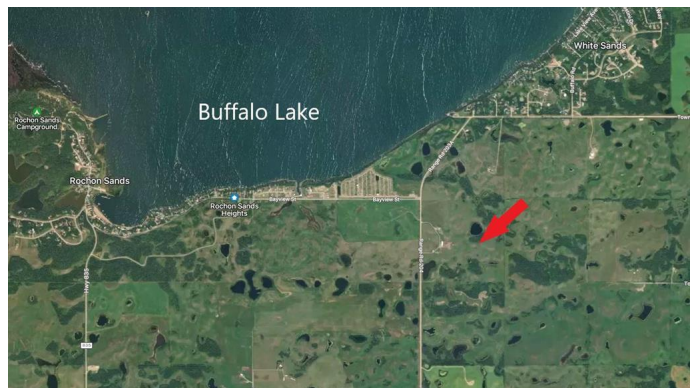
MLS® #A2107831

**\$797,500**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 134.40 Acres

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

This is a once-in-a-lifetime opportunity to acquire a 134.40 acre property overlooking Buffalo Lake. This property is just a 2 minute drive to the waterfront in the community of White Sands. This location really is the best of both worlds-you can enjoy everything that comes with lake life while still being on the farm! The yard on this amazing property has two heated shops (each 40' X 32'), a barn (16' X 73'), a cold storage building (90' X 30'), a detached garage converted to a man cave, and a private camping spot. The two heated shops give you a combined area of 2560 sq ft; one has a bathroom, the other has a spacious mezzanine, and the lean to barn is attached. The man cave provides even more space to enjoy with a living room, some kitchen facilities with laundry area, 2 versatile rooms, and a bathroom with shower. The farmland itself is pasture with spots of native bush. This flexible property is ready to evolve to meet your needs.



## Essential Information

MLS® #	A2107831
Price	\$797,500
Bathrooms	0.00
Acres	134.40
Type	Agri-Business
Sub-Type	Agriculture

Status Active

### **Community Information**

Address On Rr 20-4  
Subdivision NONE  
City Rural Stettler No. 6, County of  
County Stettler No. 6, County of  
Province Alberta  
Postal Code T0C 2L0

### **Additional Information**

Date Listed February 14th, 2024  
Days on Market 547  
Zoning Agriculture

### **Listing Details**

Listing Office RE/MAX 1st Choice Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.