

# **\$160,000 - Township Road 40-3, Rural Stettler No. 6, County of**

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MLS® #A2179059

**\$160,000**

0 Bedroom, 0.00 Bathroom,  
Land on 21.19 Acres

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

Are you looking for a possible hobby farm or to live off grid? Then this 21.19 acres of land just East of the Hamlet of Red Willow may be what you are looking for. Build your dream home or develop the existing 12' x 40' barn-style shed/cabin. Recent plumbing and wiring completed, 3 - season water cistern system, wood burning fireplace, bathroom, washer, dryer, refrigerator, a one-bedroom loft, metal roof, recessed lighting in beams, remote control ceiling fan. Drywall, flooring and siding required. This building is on 4" x 4" wooden skids. There is another 16' x 16' shed on 2" x 6" treated wooden skids that they used as a one-bedroom bunkhouse. Power to both buildings was from a generator that was on site.

The barn shed has been winterized and the generator removed from the premises. There is a 5' x 26" greenhouse, 8' x 8' tack shed, 10' x 16' garden shed, horse shelter, and a round pen. There is a firepit area and a covered patio you can use to BBQ and enjoy your meals while you watch the kids/grandkids play on the outdoor play structure. The acreage is fenced and cross-fenced. There is a garden, and an orchard area consisting of pear trees, apple trees, and mixed fruit trees. Numerous maple trees have been planted on the perimeter of the property. There is a campground / ball diamond ( seasonal use ) to the West, and you will be located just 15 miles



to Buffalo Lake,  
Stettler and the Pheasant Back golf course.  
There is an abundance of wildlife and wide  
open spaces if you enjoy hunting and winter  
sledding. Gas and power services are located  
on the southern boundary of this property.  
Potable water can be purchased from the  
nearby County Bulk Water Station just 2 kms  
North of Red Willow. Haul the water to site  
and store it in the plastic totes on the West  
side of the barn shed. If you enjoy peace  
and quiet, and the possibility of living off grid,  
this could be the one for you.

### Essential Information

MLS® #	A2179059
Price	\$160,000
Bathrooms	0.00
Acres	21.19
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	Township Road 40-3
Subdivision	NONE
City	Rural Stettler No. 6, County of
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C2L0

### Additional Information

Date Listed	November 15th, 2024
Days on Market	155
Zoning	AG

### Listing Details

Listing Office	Century 21 Maximum
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