

# \$699,900 - 171076 Township Road 31-2, Rural Starland County

MLS® #A2189955

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,750 sqft  
Residential on 20.09 Acres

NONE, Rural Starland County, Alberta

Welcome to 20.09 acres of serene country living, offering a unique blend of tranquility and endless potential. Previously operating as a successful meat processing and sales business, this property comes fully equipped with everything needed to resume operations or repurpose for personal use. Whether you're looking to start a business or enjoy the land's natural beauty, this property offers versatile options. The property features a large 24' x 60' barn, surrounded by multiple corrals ideal for livestock. In addition, there are several storage sheds to accommodate all your needs, along with a 22' x 32' quonset with gas service, perfect for workshop or storage space. The home itself has seen numerous updates in recent years. Enjoy a fresh, modern feel with new flooring throughout, a fully renovated kitchen with brand-new appliances, and a redesigned main-floor bathroom. A spacious master bedroom addition comes with a luxurious 5-piece ensuite, offering a perfect retreat. The lower level features a sauna room with a hot tub, a large family room, and a secondary kitchen—ideal for multi-generational living or entertaining guests. The laundry room is conveniently located on the lower level as well. This property offers ample space for a growing family or those who love to entertain—there's room for everyone and everything! While a few finishing touches remain, the potential here is



truly limitless. Located just off Highway 9, with easy access and minimal highway noise thanks to a natural Caragana hedge. Only 15 minutes west of Hanna, 30 minutes northeast of Drumheller, and 5 minutes east of Delia, which boasts a brand-new K-12 school. Don't miss your chance to own this prime piece of property with boundless possibilities. Contact your realtor today to schedule a showing!

Built in 1968

### Essential Information

MLS® #	A2189955
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,750
Acres	20.09
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	171076 Township Road 31-2
Subdivision	NONE
City	Rural Starland County
County	Starland County
Province	Alberta
Postal Code	T0J0T0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Sauna, Soaking Tub, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	January 21st, 2025
Days on Market	72
Zoning	Rural Agricultural Genera

## Listing Details

Listing Office	eXp 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.