

# \$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

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

Utilities	Electricity Available, Natural Gas Available
-----------	--

## Exterior

Exterior Features	Storage
Lot Description	Many Trees, Gentle Sloping

## School Information

District	Clearview School Division No. 71
----------	----------------------------------

## Additional Information

Date Listed	April 14th, 2025
Days on Market	15
Zoning	A

## 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.