

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

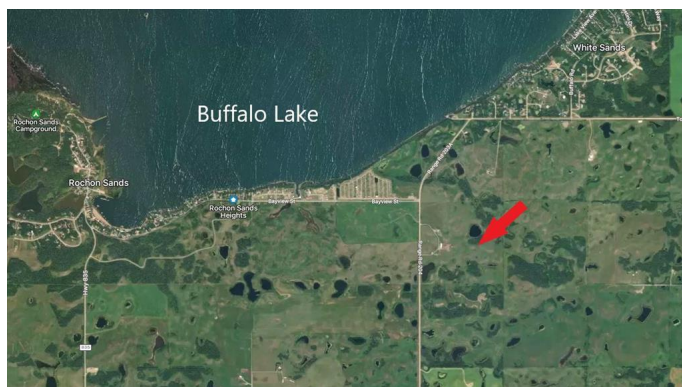
MLS® #A2107831

**\$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              518  
Zoning                        Agriculture

**Listing Details**

Listing Office                RE/MAX 1st Choice Realty

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