

# \$325,000 - 4406 47 Avenue, Stettler

MLS® #A2252007

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,354 sqft  
Residential on 13.01 Acres

East Industrial Park, Stettler, Alberta

Set in a picturesque area with deep roots in its agricultural past, this 13-acre property has been rezoned for industrial use, offering great potential for development. Located in a prime spot, this large piece of land is ready to be transformed, making it an opportunity for investors and developers alike.

Conversely, if someone prefers to embrace the existing farmhouse and outbuildings, the property remains viable as an acreage. There is a well and septic on the property, mature trees and plenty of space for the kids and animals to roam on the property or in the 5 acre natural park right next door. \*\*\*

**BONUS\*\*\*** New plumbing and a new roof will be done before possession.



## Essential Information

MLS® #	A2252007
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,354
Acres	13.01
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	4406 47 Avenue
Subdivision	East Industrial Park
City	Stettler
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T4K 0B7

## Amenities

Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Farm
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 27th, 2025
Days on Market	10
Zoning	Industrial

## Listing Details

Listing Office	Real Broker
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