

**4406 47 Avenue
Stettler, Alberta**

MLS # A2252007

\$299,000



Division:	East Industrial Park	
Type:	Residential/House	
Style:	2 Storey, Acreage with Residence	
Size:	1,354 sq.ft.	Age: -
Beds:	3	Baths: 2
Garage:	Single Garage Detached	
Lot Size:	13.01 Acres	
Lot Feat:	Backs on to Park/Green Space, Farm, Many Trees, No Neighbours Behind	

Heating:	Forced Air	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	Industrial
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	See remarks
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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.