# \$599,900 - 171076 Township Road 31-2, Rural Starland County

MLS® #A2189955

## \$599,900

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 could be re equipped to 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 kitchenâ€"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 entertainâ€"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 \$599,900

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, Sto

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 279

Zoning Rural Agricultural Genera

## **Listing Details**

Listing Office eXp Realty

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