# \$975,000 - 18320 Twp 39-0, Botha

MLS® #A2236905

## \$975,000

3 Bedroom, 2.00 Bathroom, 2,227 sqft Agri-Business on 160.00 Acres

NONE, Botha, Alberta

A full quarter section of Alberta countryside, ready for your rural dreams. This 157.98-acre property offers a well-cared-for ranch-style bungalow and everything you need to live the country life â€" fully fenced and cross-fenced, with approximately 40 acres in cultivation and the rest in pasture. It's perfectly set up for horses, cattle, or hobby farming, with three dugouts, a 24X16 Barn, powered, 55 X 32 pole shed, animal shelters, corrals, and a dedicated garden space. The home is designed for easy, main-floor living with three comfortable bedrooms, spacious 4 piece bathroom, and a handy 2-piece bath in the large rear mudroom â€" ideal after a day of chores or yard work. The eat-in kitchen features warm oak cabinetry, a gas stove, peninsula seating, and a walk-in pantry. Sunlight fills the dining area through oversized windows, while the cozy living room is anchored by a gas fireplace. In-floor heating throughout ensures comfort through every season. The private bedroom wing includes a spacious primary with a walk-in closet, two additional bedrooms, and a full laundry room. Step outside to a heated 26 X30 detached garage just a few steps from the home. A long, tree-lined laneway welcomes you in, surrounded by mature trees, shrubs, perennials, and a garden plot ready for planting. Located just outside the community-focused hamlet of Botha â€" home to a great school and just minutes from all the amenities of Stettler â€" this is a rare







opportunity to plant your roots and live the peaceful, purposeful lifestyle only the country can offer.

### **Essential Information**

MLS® # A2236905 Price \$975,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1

Square Footage 2,227 Acres 160.00

Half Baths

Type Agri-Business
Sub-Type Agriculture
Style Bungalow
Status Active

1

# **Community Information**

Address 18320 Twp 39-0

Subdivision NONE City Botha

County Stettler No. 6, County of

Province Alberta
Postal Code T0C 2L0

#### **Amenities**

Parking Double Garage Detached, Heated Garage

# of Garages 2

#### Interior

Interior Features Bookcases, Laminate Counters, No Smoking Home, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer,

Window Coverings

Heating Boiler, In Floor, Natural Gas

Basement None

#### **Exterior**

Exterior Features Private Yard

Lot Description Fruit Trees/Shrub(s), Garden, Many Trees, Farm

Roof Asphalt Shingle

Construction Wood Frame, Aluminum Siding

## **Additional Information**

Date Listed July 4th, 2025

Days on Market 118

Zoning Agriculture

# **Listing Details**

Listing Office RE/MAX 1st Choice Realty

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