

\$325,000 - 4406 47 Avenue, Stettler

MLS® #A2247746

\$325,000

0 Bedroom, 0.00 Bathroom,
Land 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 unparalleled potential for development.

Located in a prime spot, this large piece of land is ready to be transformed, making it an exceptional opportunity for investors and developers alike.

Conversely, in the meantime, 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, and plenty of space for the kids and animals to roam. *****BONUS***** New plumbing and a new roof will be done before possession.

Essential Information

MLS® #	A2247746
Price	\$325,000
Bathrooms	0.00
Acres	13.01
Type	Land
Sub-Type	Industrial Land
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

Utilities	Garbage Collection
-----------	--------------------

Additional Information

Date Listed	August 27th, 2025
Days on Market	29
Zoning	Industrial Land

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.