



GRASSROOTS
REALTY GROUP

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18320 TWP 39-0
Botha, Alberta

MLS # A2236905



\$949,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Grazing, Pasture		
Style:	Bungalow		
Size:	2,227 sq.ft.	Age:	-
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	160.00 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Many Trees		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Near Town:	Botha
Basement:	None	LLD:	4-39-18-W4
Exterior:	Aluminum Siding , Wood Frame	Zoning:	Agriculture
Foundation:	-	Utilities:	-
Features:	Bookcases, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Major Use: Pasture

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 — 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 — 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 — home to a great school and just minutes from all the amenities of Stettler — this is a rare opportunity to plant your roots and live the peaceful, purposeful lifestyle only the country can offer.