



**GRASSROOTS**  
REALTY GROUP

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4406 47 Avenue  
Stettler, Alberta

MLS # A2247746



**\$299,000**

**Division:** East Industrial Park

**Lot Size:** 13.01 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Industrial Land

**Water:** Well

**Sewer:** -

**Utilities:** Garbage Collection

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.