



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

5901 55 Avenue  
Stettler, Alberta

MLS # A2074234



**\$300,000**

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**Division:** Emmerson

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**Lot Size:** 4.68 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** Urban Reserve

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**Water:** -

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**Sewer:** -

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**Utilities:** -

This is a rare opportunity! Not often will you have the chance to purchase 4.68 acres within town limits. Here, you could potentially build your dream home or develop the property into lots, with town approval. This land is currently taxed as agricultural land and seeded down to hay. It is a very flat lot with fencing and dots of brush around the perimeter.