



**GRASSROOTS**  
REALTY GROUP

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171076 Township Road 31-2  
Rural Starland County, Alberta

MLS # A2189955



**\$599,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,750 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	20.09 Acres		
Lot Feat:	Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	Rural Agricultural Genera
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Sauna, Soaking Tub, Storage		

Inclusions: N/A

Welcome to 20.09 acres of serene country living, offering a unique blend of tranquility and endless potential. Previously operating as a successful meat processing and sales business, this property could be re equipped to to resume operations or repurpose for personal use. Whether you're looking to start a business or enjoy the land's natural beauty, this property offers versatile options. The property features a large 24' x 60' barn, surrounded by multiple corrals ideal for livestock. In addition, there are several storage sheds to accommodate all your needs, along with a 22' x 32' quonset with gas service, perfect for workshop or storage space. The home itself has seen numerous updates in recent years. Enjoy a fresh, modern feel with new flooring throughout, a fully renovated kitchen with brand-new appliances, and a redesigned main-floor bathroom. A spacious master bedroom addition comes with a luxurious 5-piece ensuite, offering a perfect retreat. The lower level features a sauna room with a hot tub, a large family room, and a secondary kitchen—ideal for multi-generational living or entertaining guests. The laundry room is conveniently located on the lower level as well. This property offers ample space for a growing family or those who love to entertain—there's room for everyone and everything! While a few finishing touches remain, the potential here is truly limitless. Located just off Highway 9, with easy access and minimal highway noise thanks to a natural Caragana hedge. Only 15 minutes west of Hanna, 30 minutes northeast of Drumheller, and 5 minutes east of Delia, which boasts a brand-new K-12 school. Don't miss your chance to own this prime piece of property with boundless possibilities. Contact your realtor today to schedule a showing!

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