



**18320 TWP 39-0**  
**Botha, Alberta**

**MLS # A2236905**



**\$949,000**

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

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Botha
<b>Basement:</b>	None	<b>LLD:</b>	4-39-18-W4
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	Agriculture
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; fully fenced and cross-fenced, with approximately 40 acres in cultivation and the rest in pasture. It&rsquo;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 &mdash; 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 &mdash; home to a great school and just minutes from all the amenities of Stettler &mdash; this is a rare opportunity to plant your roots and live the peaceful, purposeful lifestyle only the country can offer.