



GRASSROOTS
REALTY GROUP

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42 Avenue
Rural Stettler No. 6, County of, Alberta

MLS # A2319269



\$550,000

Division: NONE

Lot Size: 26.47 Acres

Lot Feat: -

By Town: Stettler

LLD: 32-38-19-W4

Zoning: Agriculture

Water: Public

Sewer: -

Utilities: -

Positioned on the east edge of Stettler, just south of Highway 12, this 26.47-acre parcel presents an exceptional opportunity for developers, investors, and visionaries looking to capitalize on one of the area's most promising growth corridors. Currently zoned Agricultural, the property offers significant future development potential with multiple subdivision concepts already identified, making it an ideal candidate for residential, mixed-use, or acreage-style development. Situated on a high, dry site, the property benefits from key infrastructure already in place, including power, natural gas, and water services brought to the parcel. A stormwater runoff pond has been constructed, and paved road access extends directly to the north property line, helping streamline future development plans. The flexibility of this land is one of its greatest assets. Potential development concepts include approximately fifteen 1-acre parcels or up to forty-three higher-density residential lots, subject to approvals and municipal requirements. Whether your vision involves estate-style acreages, residential expansion, or a larger-scale development project, this property provides a strong foundation for future growth. Located within an established commercial area, the surrounding neighborhood is anchored by successful businesses including a gas station, automotive suppliers, welding services, and vehicle sales operations. Stettler's strategic central Alberta location offers excellent access to major highway routes and rail transportation, making it an attractive destination for both residential and commercial growth. Serving a regional population of more than 11,000 residents between the Town and County of Stettler, the area continues to demonstrate long-term demand and investment potential. Development-ready opportunities of this size and location are increasingly rare. Take advantage of the groundwork already completed and bring your vision to the next phase.