



GRASSROOTS
REALTY GROUP

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171076 9 Highway
Rural Starland County, Alberta

MLS # A2326770



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,780 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	20.07 Acres		
Lot Feat:	Private		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Mixed	Zoning:	Rural
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry		

Inclusions: N/A

If you've been searching for a country property with space to grow, work and enjoy rural living this 20.07 acre acreage is worth a look. With a combination of updated living space, useful outbuildings the possibilities are wide open. The property was formerly home to a successful meat processing and retail business and could be re-equipped for a similar venture or adapted for a variety of agricultural, business or personal uses. Designed with functionality and versatility in mind, the property features a 24' x 60' insulated barn with multiple livestock corrals, several storage sheds, chicken coop and a 40' x 80' quonset equipped with in-floor heat. Approximately half of the building was formerly operated as a retail meat store and processing facility, while the remaining half offers a spacious heated shop with gas service and dual power, making it ideal for equipment storage, a workshop or a wide range of operations. Completing the space are three walk-in coolers and a studio apartment with a full bathroom above the shop, providing convenient on-site living quarters or accommodations for employees or guests. Inside, the home has seen numerous recent updates, including freshly painted walls and ceilings, new flooring, two new furnaces, and a window in the attached double garage. The fully renovated kitchen features modern appliances, while the main bathroom has been tastefully updated. The spacious primary suite is a true retreat, offering a private addition complete with a beautiful 5-piece ensuite. Step outside from either the primary bedroom or the dining room onto the expansive 24' x 15' deck an ideal space to relax, entertain or take in the peaceful country views. Downstairs provides even more living space with a large family room, a second kitchen, laundry area and a sauna room with a hot tub(needing renovation). Whether you need room for livestock,

equipment, hobbies or simply want to enjoy the peace and privacy of country living this property offers the flexibility to fit your lifestyle. A few finishing touches remain giving you the chance to add your own style and make it truly yours. Located just off Highway 9, you'll appreciate the easy access while the mature Caragana hedge provides privacy and helps reduce highway noise. You're only 15 minutes from Hanna, 30 minutes from Drumheller, and just 5 minutes from Delia and its K-12 school. Properties that combine acreage, updated living space and this level of versatility don't come along often. Come see everything this property has to offer!