

# \$599,900 - 171076 Township Road 31-2, Rural Starland County

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MLS® #A2189955

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,750 sqft  
Residential on 20.09 Acres

NONE, Rural Starland County, Alberta

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!

Built in 1968

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2189955                         |
| Price          | \$599,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,750                            |
| Acres          | 20.09                            |
| Year Built     | 1968                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 171076 Township Road 31-2 |
| Subdivision | NONE                      |
| City        | Rural Starland County     |
| County      | Starland County           |
| Province    | Alberta                   |
| Postal Code | T0J0T0                    |

**Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

**Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Kitchen Island, Sauna, Soaking Tub, Storage |
|-------------------|---------------------------------------------|

|                 |                                 |
|-----------------|---------------------------------|
| Appliances      | Dishwasher, Refrigerator, Stove |
| Heating         | Forced Air                      |
| Cooling         | None                            |
| Fireplace       | Yes                             |
| # of Fireplaces | 1                               |
| Fireplaces      | Wood Burning                    |
| Has Basement    | Yes                             |
| Basement        | Finished, Full                  |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description   | Private              |
| Roof              | Asphalt Shingle      |
| Construction      | Mixed                |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                            |
|----------------|----------------------------|
| Date Listed    | January 21st, 2025         |
| Days on Market | 283                        |
| Zoning         | Rural Agricultural General |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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