

\$975,000 - 18320 Twp 39-0, Botha

MLS® #A2236905

\$975,000

3 Bedroom, 2.00 Bathroom, 2,227 sqft

Agri-Business on 160.00 Acres

NONE, Botha, Alberta

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 — fully fenced and cross-fenced, with approximately 40 acres in cultivation and the rest in pasture. It'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 — 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 — home to a great school and just minutes from all the amenities of Stettler — this is a rare



opportunity to plant your roots and live the peaceful, purposeful lifestyle only the country can offer.

Essential Information

MLS® #	A2236905
Price	\$975,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,227
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	18320 Twp 39-0
Subdivision	NONE
City	Botha
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 2L0

Amenities

Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Bookcases, Laminate Counters, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Garden, Many Trees, Farm
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding

Additional Information

Date Listed	July 4th, 2025
Days on Market	123
Zoning	Agriculture

Listing Details

Listing Office	RE/MAX 1st Choice Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.