

# \$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, two full bathrooms, 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
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Lot Description	Fruit Trees/Shrub(s), Garden, Many Trees, Farm
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame

### **Additional Information**

Date Listed	July 4th, 2025
Zoning	Agriculture

### **Listing Details**

Listing Office	RE/MAX 1st Choice Realty
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