

# \$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 comes fully equipped with everything needed 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. Donâ€™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
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	Private Yard, Garden
Lot Description	Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	January 21st, 2025
Days on Market	196
Zoning	Rural Agricultural General

## Listing Details

Listing Office	eXp Realty
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