

# \$800,000 - Rr 173 Hi Way #12, Gadsby

MLS® #A2218649

**\$800,000**

4 Bedroom, 3.00 Bathroom, 2,090 sqft

Agri-Business on 154.86 Acres

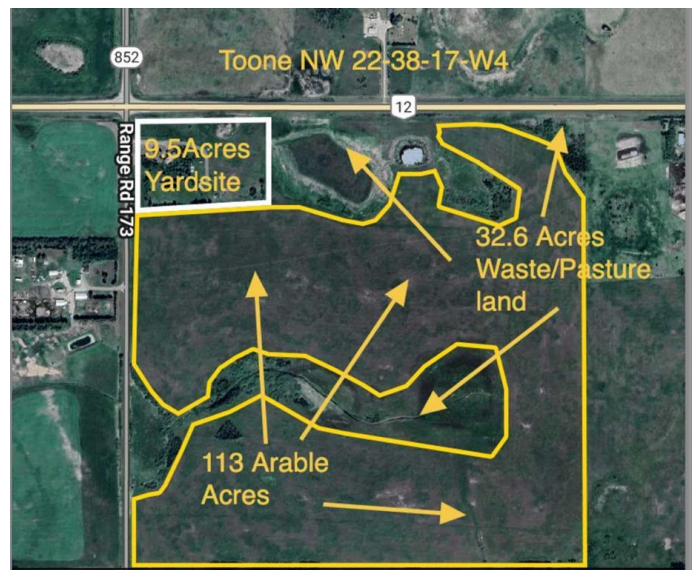
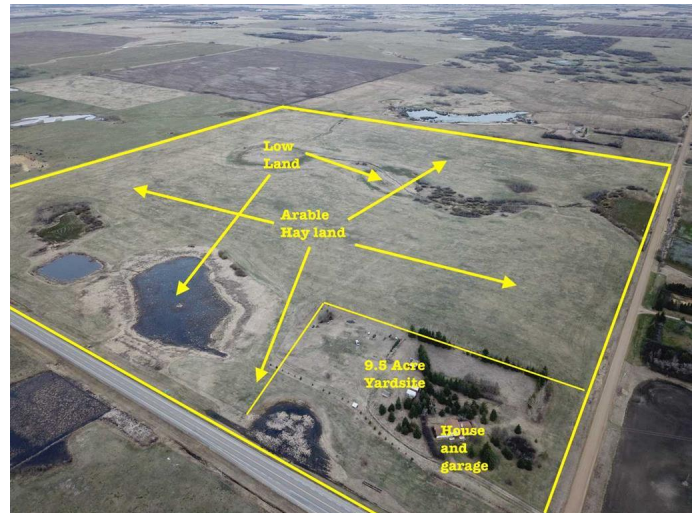
NONE, Gadsby, Alberta

Exceptional Opportunity to Own a Scenic and Versatile Piece of Central Alberta Farmland

Just half a mile from the quiet hamlet of Gadsby and only 13 minutes east of Stettler on paved Highway 12, this un-subdivided 155-acre parcel offers a rare blend of productivity, natural beauty, and future potential. Whether you're looking to expand your current farm operation, invest in prime agricultural land, restore a character-filled country home, or subdivide the yardsite for future development, this property presents exceptional value and flexibility.

The land features approximately 113 acres of arable, cultivated land currently in hay production, which yielded 177 large round bales last year—and with early rains this spring, it's on track for another strong harvest. An additional 32.6 acres of lowland or waste area offers potential for seasonal grazing, water retention, or natural habitat.

The property is anchored by a well-established 9.5-acre yardsite with mature shelterbelt trees, full utility services, and the foundation for a charming rural homestead. At its heart is a solid and spacious three-level home offering three bedrooms, one full bath, and two half baths. Timeless design features—such as gleaming hardwood floors, a two sided brick faced wood fireplace, durable tile, a stucco exterior, and a long-lasting clay tile roof—add



character and presence to this well-built residence, known as a local landmark along Highway 12.

While the home would benefit from cosmetic updates, it offers good bones and enduring quality. It includes hot water baseboard heating with a recently serviced boiler, vinyl windows, new garden door, and a full suite of well-maintained appliances. The craftsmanship and layout reflect the pride of the previous owners, making this a wonderful opportunity for someone to restore and reimagine the home’s full potential.

An oversized double attached garage offers additional storage, workspace, or shelter for vehicles and equipment. Surrounded by mature spruce and fir trees, the yard provides privacy, protection, and the peaceful atmosphere of true country living.

Whether you're a farmer seeking to expand, a first-time rural buyer, or an investor exploring long-term possibilities, this Central Alberta property is a standout. With its prime location, strong land base, and rare combination of features, it’s a unique and compelling opportunity not to be missed.

**Essential Information**

MLS® #	A2218649
Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	2,090
Acres	154.86
Type	Agri-Business

Sub-Type	Agriculture
Style	3 Level Split
Status	Active

### Community Information

Address	Rr 173 Hi Way #12
Subdivision	NONE
City	Gadsby
County	Stettler No. 6, County of
Province	Alberta
Postal Code	T0C 1K0

### Amenities

Utilities	Water Connected
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Front, Gravel Driveway
# of Garages	2

### Interior

Interior Features	No Smoking Home
Heating	Baseboard, Fireplace(s), Natural Gas, Boiler, Pellet Stove
Cooling	None
Has Basement	Yes
Basement	See Remarks, Crawl Space

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Cleared, Garden, Level, Farm, Many Trees
Roof	Clay Tile
Construction	Stucco
Foundation	Other

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	5
Zoning	Ag

### Listing Details

Listing Office	CIR Realty
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