



GRASSROOTS
REALTY GROUP

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37479 Range Road 260
Rural Red Deer County, Alberta

MLS # A2213553



\$599,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,536 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Unpaved		
Lot Size:	15.67 Acres		
Lot Feat:	Private		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	30-37-25-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	None	Utilities:	Electricity, Propane
Features:	Open Floorplan		

Inclusions: none

15.67 Acres & Scenic, Newly Subdivided & Serviced Acreage Just 14 Minutes East of Gaetz Avenue (South), Red Deer, Alberta! Discover the perfect blend of privacy, space, and convenience in this 15.67-acre parcel nestled in the beautiful rolling hills east of Red Deer. Just a quick drive to all city amenities, this property offers peaceful country living without sacrificing accessibility. The yard site opens onto a stunning fenced grass pasture—perfect for horses, livestock, or simply enjoying the freedom of wide-open space. Let your imagination take over: build a horse set up, hobby farm, gardens, golf course, or dirt bike track. The rolling terrain delivers panoramic views, natural drainage, and multiple potential building sites with breathtaking “big sky” vistas. Wildlife, wildflowers, and endless prairie horizons make this a truly special rural setting. The 2010 mobile home with addition offers 1,536 sq ft of functional living space, complete with large front deck & all-new services: power, septic system, 10 gpm water well, and propane gas. Move in right away—whether as your full-time residence or as a comfortable home base while you plan and build your dream home, garage, shops, &/or barns on this property. Here, you’ll enjoy the true benefits of country life: privacy & space situated on a quiet no-thru county road just 1 mile off paved Highway 595. Whether you’re ready to build, start a hobby farm, or simply live a quieter, more spacious lifestyle, this well-set-up acreage is ready when you are.