



GRASSROOTS
REALTY GROUP

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**Lot 24, 26553 11 Highway
Rural Red Deer County, Alberta**

MLS # A2216128



\$275,000

Division: Herder

Lot Size: 1.31 Acres

Lot Feat: Few Trees, Gentle Sloping, Near Golf Course, Near Shopping Center, N

By Town: Red Deer

LLD: 18-38-26-W4

Zoning: R1

Water: None

Sewer: -

Utilities: Electricity at Lot Line, Phone, Natural Gas at Lot Line, Satellite Internet

Are you looking for Country Living with the convenience of City Amenities? This vacant lot is literally right on the edge of the City Limits. 1.31 Acres that would work for a Walk Out Bungalow and with Pavement right to your Access. Along with the convenient access to City Amenities, you would be within walking distance to the Balmoral Golf Course and less than 10 minutes to the Canyon Ski Hill and Recreation Center. The owners have completed soil testing for a Septic Tank and Field, plus a Building Envelope that has County Approval. Perfect size Acreage that is extremely rare to find.