



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

45, 4136 Highway 587
Rural Red Deer County, Alberta

MLS # A2216464



\$125,000

Division: NONE

Lot Size: 0.70 Acre

Lot Feat: -

By Town: Sundre

LLD: 26-34-4-W5

Zoning: DCD

Water: None

Sewer: -

Utilities: -

Find your private getaway at Red Deer River Retreat (RDRR), a gated RV community of just 50 owners sharing almost an entire quarter section. Located just north of the Hwy 587 bridge near the Red Deer River, this hidden gem offers the perfect blend of peace, nature, and recreation. Tucked among mature trees, Lot 45 offers privacy and space to park your own RV, along with practical amenities: a septic tank with an outhouse and flush toilet, a generous ground-level deck, 8'x12' storage shed, a woodshed with a lockable generator compartment, and a cozy firepit. There's even room to accommodate a second RV for visiting guests. Adventure is always close by with ATV and snowmobile trails, as well as local attractions like Butcher Creek Natural Area, Gleniffer Lake Reservoir, Forest Heights Golf Course, and Pearson's Berry Farm. As a member of RDRRA, you'll own a 1/50th undivided interest (Tenants-In-Common) in this titled parcel, enjoying exclusive use of Lot 45 and shared access to the community's common areas. Governed by Direct Control District (DCD) #5 under Red Deer County's Land Use Bylaw, the retreat maintains a thoughtful balance of recreational use and environmental care. HOA fees include taxes, common area maintenance, and membership dues - \$665 in 2024, they are paid through to June 2025. Located just 1.5 hours from Calgary and 2 hours from Edmonton, this peaceful retreat is the perfect place to unplug and unwind.