



**GRASSROOTS**  
REALTY GROUP

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**On Range Road 281**  
**Rural Red Deer County, Alberta**

**MLS # A2222951**



**\$6,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,539 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	427.82 Acres		
<b>Lot Feat:</b>	Garden, Open Lot, Pasture, Private		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	25-37-28-W4
<b>Exterior:</b>	Brick, Shingle Siding, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, French Door, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Custom Dining Hutch/Table/Chairs, Pool Table & Accessories, Blinds, Garage Remotes, 3 Hot Water Tanks

Turn-key Agricultural Land Package &ndash; A rare opportunity to acquire three adjoining quarters totaling 427.82 titled acres, with approximately 388.86 arable acres, ideally located just west of Gasoline Alley. Enjoy quick and convenient access to Highway 2A, Highway 2, and Highway 11. The SE 25 quarter boasts a beautifully upgraded 2,558 sq ft two-storey home featuring 6 bedrooms, 4 bathrooms, and a heated double garage plus a detached triple garage. Extensive recent upgrades include new triple-pane windows, new doors, 50-year fibreglass shingles, in-floor heating, premium finishes, upgraded siding, new window blinds, and a privacy gate for added security and comfort. The home also features a paved driveway, security system, high-end appliances, and is pre-wired for a hot tub in the backyard, offering the perfect blend of rural charm and modern convenience. The NE 25 quarter includes a secondary residence, currently rented at \$1,200/month less utilities, providing steady rental income. All three quarters benefit from long-standing surface lease revenue totaling \$39,831/year and are currently in active crop production under handshake and custom farming arrangements. This land package features strong black loam soil, no hail claims in over 35 years, and an exceptional central Alberta location&mdash;a truly rare, income-producing agricultural investment. Seller will not consider separating parcels but will sell a 5-parcel package together.