



GRASSROOTS
REALTY GROUP

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2413 Township Road 351
Rural Red Deer County, Alberta

MLS # A2233526



\$1,099,000

Division:	Rural Red Deer County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,790 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	75.74 Acres		
Lot Feat:	Triangular Lot, Views, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	See Remarks, Well
Floors:	Carpet, Hardwood, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	5-35-2-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For
Features:	Skylight(s)		

Inclusions: Within shop are , gas range, 2x fridges, 1x freezer, air compressor, shelving, work benches . yard sheds, hot tub

RARE RIVER PROPERTY – 75+/- ACRES. 75 MINUTES TO CALGARY. ADJACENT TO SPACTACULAR SUBDIVISION OF RED LODGE ESTATES. A True Slice of Paradise – Zoned Agriculture with Red Deer County and Just Over 1 Hour north from Calgary! Welcome to an extraordinary opportunity to own 75+/- acres of pristine land with direct river access, lush Mature forest, pastures, meadows, river below. Settle into a Comfortable family home and large Garage/shop —perfect for weekend retreats, recreational use, or full-time country living. Nestled on the south side of the highly sought-after Red Lodge Estates, this scenic property combines natural beauty, privacy, and incredible potential. Whether you're looking for a peaceful getaway or a permanent residence, this rare parcel offers it all. Features: Direct River Access – Drive down to the majestic river's edge from the high ground for fishing, relaxation, and nature experiences. 75+/- Acres – A perfect blend of mature trees, pastures, which makes this ideal for a few horses or livestock. modest but cozy 1790+ sq. ft. 3-Bedroom Home – Comfortable and well-situated residence, move-in ready. Get creative in the 28' x 40'; Heated Shop/Garage – Complete with a 3-piece bathroom and gas range—ideal for canning, hobbies, or business use. Outbuildings Galore – Including shelters, sheds, and stock waterers already in place. Partially Fenced & Cross-Fenced – Serviced with Electric, Natural Gas, Drilled Water well, Septic System, Telephone, High Speed Rural Internet. PLUS possible Development Potential with an older Area Structure Plan registered with Red Deer County. Located in Alberta's West Country, this property offers an unmatched combination of seclusion and accessibility, making it a prime choice for outdoor lovers,

equestrians, and investors alike. Location Highlights: JUST OVER 1 hour TO Calgary, Minutes from Red Deer ,Olds, Bowden, HWY QE2 access. Part of the popular Red Lodge Estates, known for its recreational lifestyle and strong community feel. This is a once-in-a-generation opportunity to own your parcel with river access, usable land, Comfortable Home , Shop/Garage in a highly desirable location.