



GRASSROOTS
REALTY GROUP

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

MLS # A2255164



\$485,000

Division: NONE

Lot Size: 23.67 Acres

Lot Feat: Cleared, Gentle Sloping

By Town: Penhold

LLD: 14-36-28-W4

Zoning: AG

Water: Private, Well

Sewer: -

Utilities: -

What's your property dream? Country cabins? Boarding facility? Bed and Breakfast? RV Storage? Entertain any of these options with this substantial bare land acreage with AG zoning in Red Deer County. Or if you want a piece of unspoiled land to build your dream home, you will be pleased to find out that this gently sloping property has been farmed chemical free since 2018 and offers site options with a mountain view to the west on a clear day. There is already a well on the property, drilled in 2024, natural gas nearby, and a sewer site suitability report has been completed. The central location nestled between Highway 2 and 2A south of Penhold offers close proximity to Red Deer and easy access for travel between Calgary and Edmonton. Take a close look at this generous country property and start dreaming up the possibilities.