



GRASSROOTS
REALTY GROUP

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ON HWY 2A
Rural Red Deer County, Alberta

MLS # A2262075



\$449,900

Division: NONE

Lot Size: 88.35 Acres

Lot Feat: -

By Town: Innisfail

LLD: 3-36-28-W4

Zoning: AG

Water: Dugout

Sewer: -

Utilities: -

LOOKING FOR AFFORDABLE HORSE / LIVESTOCK PASTURE CLOSE TO TOWN? This expansive 88.35+- acres, zoned for agriculture, offers a unique opportunity for farmers, investors, or developers. With its prime location just 5 minutes from Innisfail and 15 minutes from Gasoline Alley, this property combines the best of rural serenity and urban convenience. Fully fenced. **Property Highlights:** - **Excellent Accessibility:** Direct access from Highway 2A ensures easy transportation and logistics. - **Vast Agricultural Potential:** Ideal for farming, ranching, or establishing a rural retreat. - **Convenient Location:** Close proximity to Innisfail's amenities and services, with swift access to Gasoline Alley. - **Future Growth Potential:** Located in a rapidly developing region, offering significant future appreciation prospects. Don't miss out on this exceptional opportunity to own a substantial piece of agricultural land in a highly sought-after area. Contact your realtor today for more information or to schedule a viewing!