



**GRASSROOTS**  
REALTY GROUP

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

**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!