



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+/-acre parcel, 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. GST is applicable. ****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!