



**GRASSROOTS**  
REALTY GROUP

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**39064 C & E Trail  
Red Deer, Alberta**

**MLS # A2268767**



**\$875,000**

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**Division:** Hazlett Lake

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**Lot Size:** 20.25 Acres

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**Lot Feat:** -

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**By Town:** Red Deer

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**LLD:** 4-39-27-W4

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**Zoning:** A1

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**Water:** Well

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**Sewer:** Other

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**Utilities:** Electricity

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Explore this beautiful 20.25-acre parcel located along C&E Trail North in Red Deer, just above Highway 11A on Tayler Drive. Now part of the City of Red Deer zoning, this property offers a serene, country-like feel &mdash; the perfect blend of rural charm and city convenience. The land features a mix of mature trees and approximately 16&plusmn; acres of open pasture, providing several choice building sites for those looking to develop or build their dream home. Zoned A1 &ndash; Future Urban Development District, this parcel offers excellent long-term potential. Permitted uses include crops, produce, market gardens, greenhouses, and select home occupations pr small businesses. Discretionary uses include bed and breakfast operations or a residential use, such as a single detached dwelling or manufactured home. Don&rsquo;t miss this rare opportunity to invest in a versatile and scenic property with future development potential right in the City of Red Deer!