



**GRASSROOTS**  
REALTY GROUP

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**1019 391 Township**  
**Rural Red Deer County, Alberta**

**MLS # A2284496**



**\$275,000**

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**Division:** NONE

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**Lot Size:** 4.03 Acres

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**Lot Feat:** -

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**By Town:** Red Deer

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**LLD:** 1-39-1-W5

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**Zoning:** AG

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**Water:** Well

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**Sewer:** Open Discharge

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**Utilities:** Electricity, Natural Gas, Phone, Sewer, Water

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Builders, investors, and dream-home buyers—this is your chance to bring a unique vision to life. Situated on 4.03 acres and zoned AG, this parcel is ideally suited for a modern narrow-profile home design, allowing for an approximate 18-foot-wide build with the flexibility to expand lengthwise or upward. Whether you envision a dramatic multi-level home, stylish barndominium, or custom country retreat, the design potential here is truly exciting. Enjoy the added advantage of services already in place—electricity, natural gas, water, and sewer—saving time, cost, and complexity during development. The partially fenced acreage also offers plenty of room for outbuildings, a workshop, hobby farm, gardens, or recreational space. A rare and versatile parcel where modern design meets rural lifestyle—with the convenience of full servicing already available. Perfect for those looking to build a modern “skinny home” style residence while enjoying the privacy and possibilities that acreage living provides.