



**20, 27380 Township Road 373
Rural Red Deer County, Alberta**

MLS # A2286714



\$899,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bi-Level | | |
| Size: | 1,304 sq.ft. | Age: | 1950 (76 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Quad or More Detached, RV Access/Parking | | |
| Lot Size: | 15.76 Acres | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|--------------------------|-------------------|----------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Vinyl | Sewer: | Holding Tank, Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | 20-37-27-W4 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | AG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

LOCATION - LOCATION - LOCATION. This 15+ acre acreage sits in a PRIME LOCATION bordering Red Deer with exceptional exposure from Highway 2 (QEII). Offering a mix of usable land, large outbuildings, and tremendous potential, this property is ideal for those looking for space or a strategic home-based business setup. The 1304 sq ft home and the land would benefit from some updating and care, giving the next owner a chance to build value. The real highlights are the 50' x 104' shop and the 32' x 110' secondary building with a developed 1230 sq ft second living space. The main shop 50' X 104' provides a huge open area perfect for storage, mechanics, equipment, or unique personal uses. The second building adds even more versatility with a 1230 sq ft suite, heated garage area, and additional storage options. If you're looking for room to grow, a location that supports business visibility, or a property with flexible living and workspace potential, this acreage offers a rare opportunity.