



**36131 Range Road 244**  
**Rural Red Deer County, Alberta**

**MLS # A2289869**



**\$1,295,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,621 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	-		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	-	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	-	<b>Near Town:</b>	Red Deer
<b>Basement:</b>	-	<b>LLD:</b>	9-36-24-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Mixed

Rare opportunity to own a full, uncut  $\frac{1}{4}$  section in a prime location at the south end of Pine Lake &mdash; just 30 minutes to Red Deer and only 90 minutes to Calgary! This incredible property offers a picturesque, parklike yard site surrounded by towering spruce trees and mature landscaping, creating a private and peaceful setting. A natural creek flows from Pine Lake through the south side of the land, enhancing the rolling hills, scenic pasture, and approximately 80 arable acres. Wildlife is abundant, with moose, deer, and elk commonly seen on the property. The 1960s ranch-style bungalow is nestled into the mature yard and has seen important mechanical upgrades, including a newer hot water tank and pressure tank. There's also an additional set of services with Power, water and natural gas already installed and ready for a second home &mdash; ideal for extended family or future expansion. Outbuildings include a 24' x 36' detached garage, two large Quonsets, and two separate locations equipped for automatic livestock waterers, making this a functional and versatile agricultural setup. Whether you're looking to farm, ranch, invest, or build your dream country estate, this is a rare chance to secure a full quarter section in one of Central Alberta's most desirable rural communities. Approx 20 Acres of newly seeded hay crop on the South Side of the property is in alfalfa, brome & Timothy mix. Whispering Pines Golf & CC., boating and fishing at the lake is just around the corner!