



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

none  
Rural Red Deer County, Alberta

MLS # A2301612



**\$520,000**

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**Division:** NONE

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**Lot Size:** 25.00 Acres

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**Lot Feat:** -

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**By Town:** Dickson

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**LLD:** 25-35-3-W5

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**Zoning:** AG

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**Water:** Private, Well

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**Sewer:** Septic Tank

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**Utilities:** -

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Perfect 25 acre private, gated piece of land minutes away from Glennifer Lake provincial parks for beach, swimming, paddle boating, and relaxing. Sylvan lake is also a short drive from this site. Open sky views with stunning nature views, sunrise and sunsets. Enjoy camping solo or with family and friends, lawn games, long walks, picnic meals and more. Amenities such as gas, groceries, historical landmarks, museums and ice cream store are minutes away by vehicle or bicycle. Currently, 5 acres are developed for personal enjoyment with trees, 2 storage sheds, garden option, stone/gravel fire pit, and 3 gravel trailer sites each with power, water and sewer for private ownership use. The other 20 acres are leased to a longtime local farmer who plants and harvests crops. Neighbours are fantastic. The large septic tank is new and has 2000 gallons with alarm. The water well was dug in 2024 and is 10 gpm 140 feet deep. Each site has 3 plug in power pedestals, one 30 amp for your trailer and 2 110 volt plug ins. 100 amp panel box was also installed for future development. Seller financing available. Realtor has interest in the property. Stop paying campsite fees and own your own private campground. Come see the amazing, private, family getaway.