



**GRASSROOTS**  
REALTY GROUP

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**C & E Trail**  
**Rural Red Deer County, Alberta**

**MLS # A2053454**



**\$309,000**

**Division:** NONE

**Lot Size:** 1.41 Acres

**Lot Feat:** -

**By Town:** Red Deer

**LLD:** 9-37-28-W4

**Zoning:** R-1

**Water:** Well

**Sewer:** -

**Utilities:** -

This 1.41-acre piece of bare land (with a well) is located on the desirable C & E Trail in Red Deer County, offers a great spot to build your dream home. Located just a short drive from Red Deer, this location combines the tranquility of rural living with convenient access to city amenities. Breathtaking views of sprawling farmland that stretch as far as the eye can see. One of the highlights of this property is its great slope, making it an ideal setting to construct a walk-out house. In addition to the perfect spot for your dream home, this property also allows for the construction of an additional shop. Whether you envision a workshop, garage, or a space for your hobbies and passions, this extra space provides endless possibilities for customization and expansion. The aerial images were taken before the access road was built. Taxes are to be assessed. GST is applicable on the sale price. Permitted uses with Red Deer County are: accessory building and accessory use, bed and breakfast facility, boarding facility, home business- minor, public utility, secondary suite, signs, single detached dwelling, solar energy devices. Discretionary uses are: duplex, extensive recreation, garden suite, home business- major, moved- in building, social care facility, wind energy conservation system- category 1, work camp.