



GRASSROOTS
REALTY GROUP

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ON Highway 11
Rural Red Deer County, Alberta

MLS # A2063099



\$1,498,000

Division: NONE

Lot Size: 61.78 Acres

Lot Feat: -

By Town: Red Deer

LLD: 17-38-26-W4

Zoning: AG

Water: -

Sewer: -

Utilities: -

Opportunity awaits! This 61.78+/- acre property is located on the Divide Hills is just 1 Mile from the Red Deer city limit. With property lines on Highway 11 and Range Road 265, this land falls in the Divide Hills Major Area Structure Plan. This plan was created as the area stands out as a distinctive topographical region in the County due to its elevated position, offering unparalleled panoramic views in every direction. Currently zoned agriculturally, this land holds great potential for rezoning and development. Whether it be creating a family legacy through establishing a ranch or crafting your own dream project, the possibilities go on and on. With the convenience of being so close to Red Deer, yet offering the peacefulness of rural living, this property truly offers the best of both worlds. Whether you're a developer looking for the next big project or an investor searching for a sound long term plan, this property is one you won't want to overlook! Don't miss out on this incredible opportunity to own this large parcel on the Divide Hills.