



**GRASSROOTS**  
REALTY GROUP

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1223 Hwy 587  
Rural Red Deer County, Alberta

MLS # A2073428



**\$379,900**

Division: NONE

Lot Size: 10.00 Acres

Lot Feat: Level, Near Golf Course, See Remarks, Treed

By Town: Bowden

LLD: 22-34-1-W5

Zoning: AG

Water: -

Sewer: -

Utilities: -

INCREDIBLE OPPORTUNITY - TITLE REGISTRATION IS COMPLETE!! 10 ACRES just a mile west of the Town of Bowden. Never leave the pavement with your cars & trucks, bikes, boats, & RV's and have the convenience of schools, recreation, and shopping just a little over a minute from your doorstep. Former yard site to a mobile home with gravel approach, driveway, parking & home pad. Services are already here saving you a bundle on your dream home site... natural gas, power, drilled well, & existing septic tank. Drilled water well is 10 GPM. Excellent hay/pasture land for your horses/livestock can be had here. Plenty of room to build a big shop, indoor &/or outdoor riding arena, pens, gardens and more. Natural treed areas provide privacy & shelter from the wind. GST will be applicable & not included in list price (talk to your Realtor-Accountant-Lawyer team in regards to registering for a GST #). Don't miss it! Schedule a viewing today!!