



**GRASSROOTS**  
REALTY GROUP

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**45, 4136 Highway 587**  
**Rural Red Deer County, Alberta**

**MLS # A2111399**



**\$120,000**

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**Division:** Rural Red Deer County

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**Lot Size:** 0.70 Acre

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**Lot Feat:** -

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**By Town:** Sundre

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**LLD:** 26-34-4-W5

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**Zoning:** DCD #5

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**Water:** None

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**Sewer:** Septic Tank

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**Utilities:** -

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Escape to your own little hideaway at the Red Deer River Retreat Association (RDRRA) and discover a tranquil oasis in this gated RV community of 50 lots. Nestled in just shy of a quarter section near the Red Deer River north of the Highway 587 bridge, this haven offers seclusion and natural beauty. Surrounded by trees, this lot provides room to park your own RV and essential amenities, including a septic tank with an outhouse and flush toilet, a large ground-level deck, 8'x12' storage shed, an additional woodshed with lockable compartment for your generator, and a firepit. There's even room for your guests to park a second RV if needed. Explore ATV and snowmobile trails or visit nearby attractions like Butcher Creek Natural Area, Gleniffer Lake Reservoir, Forest Heights Golf Course, and Pearson's Berry Farm. The Red Deer River Retreat Association is governed by Direct Control District #5 of Red Deer County Land Use Bylaw, ensuring a harmonious balance between recreational living and environmental responsibility. As a member of the RDRRA, you will own a 1/50th undivided interest (Tenants-In-Common) in this titled parcel where you'll enjoy exclusive use of Lot 45 and shared ownership in the common land that makes up the RDRRA. Yearly HOA fees, including taxes, common area fees, and membership fees, amounted to \$619 in 2023 (which assumed a trailer present on the property) and are paid through until June 2024. Located 1.5 hours from Calgary and 2 hours from Edmonton, this retreat promises serenity and adventure amid nature's embrace.