



**GRASSROOTS**  
REALTY GROUP

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

1, 4136 Highway 587  
Rural Red Deer County, Alberta

MLS # A2133387



**\$269,900**

<b>Division:</b>	NONE
<b>Lot Size:</b>	132.94 Acres
<b>Lot Feat:</b>	Brush, Corner Lot, Corners Marked, Gazebo, Irregular Lot, Native Plants
<b>By Town:</b>	Sundre
<b>LLD:</b>	26-34-4-W5
<b>Zoning:</b>	DCD-5
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Utilities:</b>	-

LOCATION! LOCATION! LOCATION! YEAR-ROUND ENJOYMENT in Red Deer County! THIS PROPERTY HAS IT ALL! Have You Been SEARCHING FOR YOUR VERY OWN PRIVATE ESCAPE TO FRESH AIR, PEACE & TRANQUILITY? A place where you can sit & listen to the birds, or watch wildlife meander through your property? Love to fish? Golf? Quad? Quick & easy access to it all, right from your very own gate! Minutes to the Big Red Deer River, Little Red Deer River, World Renowned Raven River, & The James River. Not 1, but 6 Golf Courses all within a 20-minute drive radius! 10 Minute drive to marked quad & Ski-Doo trails. After a day of adventures, you will love coming back to your exclusive use/ownership of 2.3 acres of treed privacy to unwind by a roaring campfire & roasting a marshmallow or two. If the weather isn't warm & toasty, you will be in your covered & enclosed wired deck, featuring wall-to-wall windows & attached covered RV shelter with RV hook-up! Just stoke up the wood stove & relax! Just steps behind is where you will conveniently find the clean & comfortable, wired outhouse with holding tank. This property even has its own private drilled well! There is plenty of room for your family & friends! There is not 1, but 2 RV trailers included with this property, and RV hook up's for both!. Tons of room if your friends & extended family want to pull their RV in for the weekend! Marked pathways through the 2.3 acres. Where else can you find 1/50th ownership of 132.94 of nature's paradise, for a fraction of the actual cost to exclusively own that much land?! The Association also has a water-filled dugout for cooling off if the river isn't your thing. Everything you see IS INCLUDED! Just bring your clothes and food & YOU ARE SET for immediate enjoyment & relaxation! Immediate Possession Available. Electrical trenched underground in 2020! Property Tax \$832.36 is only the portion for this specific property. Ownership is 1/50th of the 132.94 Acres. This property has exclusive ownership of 2.3 Acres of the total acres. &ldquo;Home Is Where Your Story Begins!&rdquo;