



**GRASSROOTS**  
REALTY GROUP

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**10, Mintlaw Bridge Estates Township Road 374  
Rural Red Deer County, Alberta**

**MLS # A2142698**



**\$329,900**

**Division:** NONE

**Lot Size:** 2.55 Acres

**Lot Feat:** -

**By Town:** Penhold

**LLD:** 23-37-28-W4

**Zoning:** R-1

**Water:** -

**Sewer:** -

**Utilities:** -

Acreage paradise just 6 minutes from town and all on pavement! Mintlaw Estates is a brand new subdivision just off C&E Trail South with quick and convenient access into the South end of Red Deer as well as all the amenities of Gasoline Alley. Lot 10 is one of the best lots in the subdivision, situated in a cul-de-sac with only 2 other lots and backing South West into mature trees and a neighbouring pasture. With 2.5 acres, there's loads of space to build your dream home and shop while still having plenty of yard space to enjoy. Bring your builder, or build your own. Restrictive covenants are in place to maintain the integrity of surrounding homes. Minimum floor areas for a bungalow is 1500 sq ft, modified bi-level is 1700 sq ft, and 2 storey must be 2100 sq ft above grade. All homes will have a minimum size 24x24 attached garage, and one detached accessory building (shop) may be constructed. Owners are responsible to install septic and wells, and the test well for the area showed 4 GPM. Electric & gas are at the property line, and conduit for fibre optic cable has been run to the property line. GST is included in the price. Please note lot lines in photos are approximations, exact lot dimensions available on site plan photo.