

\$816,000 - On Highway 816, Rural Red Deer County

MLS® #A2192080

\$816,000

0 Bedroom, 0.00 Bathroom,
Land on 127.66 Acres

NONE, Rural Red Deer County, Alberta

Hard to find quarter just 14 minutes east of Red Deer & 8 minutes from Pine Lake! The 127.66 +/- acres of mixed topography on this special quarter offer stunning distant horizon views & high build sites overlooking several large water bodies including a dual island water body shared with the Red Deer Fish & Game Association Habitat Land. Excellent barbed wire cross-fences & perimeter fences surround this pasture quarter currently in tame and native grass with approximately 60 +/- acres being cultivatable. The balance of the acres are knob & kettle type Parkland offering amazing treed habitat for moose, deer, upland birds, and waterfowl. Gated lease road into the property provides easy access off paved highway 816 & extends nearly the full 1/2 mile from the west to the east property lines. New water well (50.0 gallons per minute) & EQUS power service installed on this parcel making it easy to service for your dream home & yard site build out. Surface lease revenue of \$4500 annual. Land doesn't come much better located and offer the lifestyle, recreation, grazing, and investment opportunity that this one does! Just minutes to the CITY & the LAKE!



Essential Information

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|--------|-----------|
| MLS® # | A2192080 |
| Price | \$816,000 |

| | |
|-----------|-----------------|
| Bathrooms | 0.00 |
| Acres | 127.66 |
| Type | Land |
| Sub-Type | Commercial Land |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | On Highway 816 |
| Subdivision | NONE |
| City | Rural Red Deer County |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4E0V5 |

Amenities

| | |
|------------|-------------------|
| Waterfront | See Remarks, Pond |
|------------|-------------------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 25 |
| Zoning | AG |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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