

# \$789,000 - On Highway 816, Rural Red Deer County

MLS® #A2192080

**\$789,000**

0 Bedroom, 0.00 Bathroom,  
Land on 127.66 Acres

NONE, Rural Red Deer County, Alberta

NOW READY FOR IMMEDIATE POSSESSION!! LOOKING TO BUILD or NEEDING GRAZING LAND (ungrazed in 2025)!! Â Hard to find quarter just 14 minutes east of Red Deer & 8 minutes from Pine Lake! Â 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. Â Excellent barbed wire cross-fences & perimeter fences surround this pasture quarter currently in tame and native grass with approximately 60 +/- acres being cultivatable. Â The balance of the acres are knob & kettle type Parkland offering amazing grazing & treed habitat for moose, deer, upland birds, and waterfowl. Upgraded newly paved approach 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. Â New water well (50.0 gallons per minute) & EQUUS power service installed on this parcel making it easy to service for your dream home & yard site build out. Â Surface lease revenue of \$4500 annual. Â Land doesn't come much better located and offer the lifestyle, recreation, grazing, and investment opportunity that this one does! Â Just minutes to the CITY & the LAKE!



## Essential Information

MLS® #	A2192080
Price	\$789,000
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	Pond, See Remarks
------------	-------------------

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	116
Zoning	AG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.