

# \$1,498,000 - On Highway 11, Rural Red Deer County

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MLS® #A2063099

**\$1,498,000**

0 Bedroom, 0.00 Bathroom,  
Land on 61.78 Acres

NONE, Rural Red Deer County, Alberta

Opportunity awaits! This 61.78+/- acre property is located on the Divide Hills is just 1 Mile from the Red Deer city limit. With property lines on Highway 11 and Range Road 265, this land falls in the Divide Hills Major Area Structure Plan. This plan was created as the area stands out as a distinctive topographical region in the County due to its elevated position, offering unparalleled panoramic views in every direction. Currently zoned agriculturally, this land holds great potential for rezoning and development. Whether it be creating a family legacy through establishing a ranch or crafting your own dream project, the possibilities go on and on. With the convenience of being so close to Red Deer, yet offering the peacefulness of rural living, this property truly offers the best of both worlds. Whether you're a developer looking for the next big project or an investor searching for a sound long term plan, this property is one you won't want to overlook! Don't miss out on this incredible opportunity to own this large parcel on the Divide Hills.



## Essential Information

MLS® #	A2063099
Price	\$1,498,000
Bathrooms	0.00
Acres	61.78
Type	Land

Sub-Type	Commercial Land
Status	Active

### Community Information

Address	On Highway 11
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E0T0

### Additional Information

Date Listed	July 26th, 2023
Days on Market	765
Zoning	AG

### Listing Details

Listing Office	RE/MAX real estate central alberta - Lacombe
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