

# \$1,299,900 - 36579 Highway 2 Service Road Nb Road N, Rural Red Deer County

MLS® #A2186104

**\$1,299,900**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 19.95 Acres

NONE, Rural Red Deer County, Alberta

VACANT LAND East of the Overpass of Hwy 2 & Hwy 42. This property is right on the south east corner and runs parallel to both highways for incredible exposure. Zoned as agriculture but if the zoning were changed this would make for a great location for commercial, retail mix or future industrial site. The entire parcel is on higher ground which makes for good water drainage. There Power at the Property edge, Gas (Is on Property, No Meter) & Water (Well, As Is Where Is) on property but no sewer set up.

Built in 1900

## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2186104      |
| Price      | \$1,299,900   |
| Bathrooms  | 0.00          |
| Acres      | 19.95         |
| Year Built | 1900          |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Active        |

## Community Information

|             |  |
|-------------|--|
| Address     | 36579 Highway 2 Service Road Nb Road N |
| Subdivision | NONE                                   |
| City        | Rural Red Deer County                  |



|             |                 |
|-------------|-----------------|
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T0M 1R0         |

### **Amenities**

|           |  |
|-----------|--|
| Utilities | Electricity Available, Natural Gas Available |
| Parking   | Gravel Driveway                              |

### **Interior**

|            |             |
|------------|-------------|
| Appliances | None        |
| Heating    | Natural Gas |

### **Exterior**

|                 |                  |
|-----------------|------------------|
| Lot Description | Near Golf Course |
| Roof            | None             |
| Construction    | None             |
| Foundation      | Other            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 107                |
| Zoning         | AG                 |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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