

# \$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) & EQUS 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
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### Additional Information

Date Listed	April 8th, 2025
Days on Market	117
Zoning	AG

### Listing Details

Listing Office	CIR Realty
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