

# \$2,150,000 - 26471 Township Road 382, Rural Red Deer County

---

MLS® #A2220508

**\$2,150,000**

0 Bedroom, 0.00 Bathroom,  
Land on 157.00 Acres

NONE, Rural Red Deer County, Alberta

**MOUNTAIN VIEWS!** This once-in-a-lifetime opportunity will impress even the most discerning buyer, conveniently located 3.5km east of the Red Deer city edge (20 Avenue). Perched on rolling hills with city and mountain views, and sitting on 157 acres, is this private oasis tucked into the natural landscape. Featuring a custom SIP (styrofoam insulated panel) build and using passive heating design, this 1.5 storey was constructed with the highest quality standards and energy efficiency in mind. The custom timber frame construction within, and the minimalist design gives the home a clean, European feel. Built on a 4â€™™ concrete footing / pony wall, backfilled with sand and insulated with rigid insulation beneath the slab, you can enjoy the efficient in-floor heat throughout the main level, supplemented by a gorgeous free-standing wood stove. As you enter, the open-faced staircase welcomes you into the home. On each side of the staircase sits the bedrooms, each with their own ensuite. Leading upstairs offers an open loft separated by the staircase, allowing multiple options for these rooms, historically used as an office / den, but could easily be converted into additional bedrooms if desired. The main area is bathed in natural light, with a deck off the dining space, a spacious custom kitchen with high end stainless appliances, large pantry with laundry directly off the kitchen and a



sizeable cold storage / mud room leading outside. The property itself offers an oversized triple garage, currently divided into a double car garage and a large workshop. The 48'x31' barn offers all the additional storage you may desire, and also includes loft space. The 157 acres is separated out in to ~60 acres of agricultural land, ~80 acres of pasture land, and ~17 acres of treed and private land surrounding the house and outbuildings. Located on pavement, with powered gate and paved driveway leading to the property. With a proximity this close to the city, and a land parcel this size, this property offers excellent long term investment opportunities for the patient and creative buyer. Top to bottom, this property shows a 10/10!

### Essential Information

MLS® #	A2220508
Price	\$2,150,000
Bathrooms	0.00
Acres	157.00
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	26471 Township Road 382
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1G7

### Amenities

Utilities	Electricity Paid For, Heating Paid For, Natural Gas Paid, Water Paid For
-----------	--

### Exterior

Exterior Features    Other

**Additional Information**

Date Listed                May 13th, 2025  
Zoning                      AG

**Listing Details**

Listing Office              CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.