

# \$465,000 - On Hwy 2a, Rural Red Deer County

MLS® #A2149385

**\$465,000**

0 Bedroom, 0.00 Bathroom,  
Land on 88.35 Acres

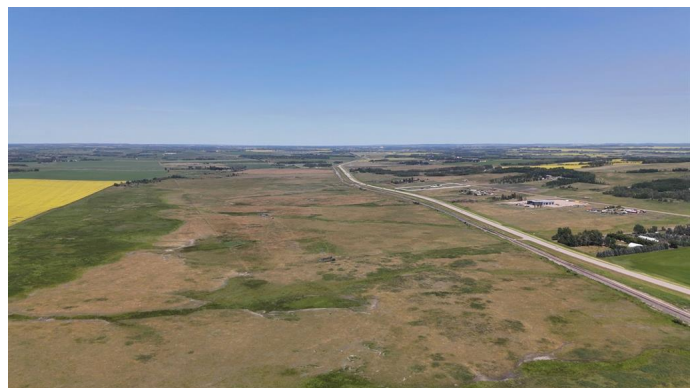
NONE, Rural Red Deer County, Alberta

This expansive 88.35+/-acre parcel, zoned for agriculture, offers a unique opportunity for farmers, investors, or developers. With its prime location just 5 minutes from Innisfail and 15 minutes from Gasoline Alley, this property combines the best of rural serenity and urban convenience.

**\*\*Property Highlights:\*\***

- **\*\*Excellent Accessibility:\*\*** Direct access from Highway 2A ensures easy transportation and logistics.
- **\*\*Vast Agricultural Potential:\*\*** Ideal for farming, ranching, or establishing a rural retreat.
- **\*\*Convenient Location:\*\*** Close proximity to Innisfail's amenities and services, with swift access to Gasoline Alley.
- **\*\*Future Growth Potential:\*\*** Located in a rapidly developing region, offering significant future appreciation prospects.

Don't miss out on this exceptional opportunity to own a substantial piece of agricultural land in a highly sought-after area. Contact your realtor today for more information or to schedule a viewing!



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2149385  |
| Price  | \$465,000 |

|           |                  |
|-----------|------------------|
| Bathrooms | 0.00             |
| Acres     | 88.35            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | On Hwy 2a             |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4G 0G8               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 13th, 2024 |
| Days on Market | 268             |
| Zoning         | AG              |

### **Listing Details**

Listing Office      Royal LePage Network Realty Corp.

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