

# \$494,900 - Range Road 281 Twp 362, Rural Red Deer County

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MLS® #A2200704

**\$494,900**

0 Bedroom, 0.00 Bathroom,  
Land on 23.67 Acres

N/A, Rural Red Deer County, Alberta

23.67 ACRES , ZONED AG . This a Great location , between Penhold and Innisfail and of course easy access to Red Deer as well .

Property

has Nice View to the lower lands to the WEST and the Mountains can be seen in the distance on a clear day .Excellent access from HIGHWAY 2A and QEII (see pictures of maps) TWP Road 362 road running east of 2A is paved . Pavement runs very close to QE II ACCESS as well . Also has accessible from TWP road 364 which is closer to Penhold . Property has a DRILLED WELL 2024 ( report in supporting documents. Land is in Hay , and owner says only fertilized with cow manure since 2018 . No chemicals . Gravel road runs along East side of property (North to South ) , with one driveway near the south end . A newly developed driveway and road has been developed along the south boundary ( not gravelled ) . Red Deer County Bylaws ( in supporting documents ) states that 2 residences are possible on property . Septic design information is in supporting documents. WELL DRILLERS report shows its 120 ft and 8 GPM. Supporting documents has lots of Documentation. ie: Land drainage etc. Natural gas and Power will need to come from the South .



## Essential Information

MLS® #	A2200704
Price	\$494,900
Bathrooms	0.00
Acres	23.67
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	Range Road 281 Twp 362
Subdivision	N/A
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 1S9

### Exterior

Lot Description	Rectangular Lot, Views, Gentle Sloping
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### School Information

District	Chinook's Edge School Division No. 73
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### Additional Information

Date Listed	March 8th, 2025
Days on Market	166
Zoning	AG

### Listing Details

Listing Office	Century 21 Advantage
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