

# \$1,099,000 - 2413 Township Road 351, Rural Red Deer County

MLS® #A2233526

**\$1,099,000**

3 Bedroom, 2.00 Bathroom, 1,790 sqft  
Residential on 75.74 Acres

N/A, Rural Red Deer County, Alberta

RARE RIVER PROPERTY â€” 75+/- ACRES. 75 MINUTES TO CALGARY. ADJACENT TO SPACTACULAR SUBDIVISION OF RED LODGE ESTATES. A True Slice of Paradise â€” Zoned Agriculture with Red Deer County and Just Over 1 Hour north from Calgary! Welcome to an extraordinary opportunity to own 75+/- acres of pristine land with direct river access, lush Mature forest, pastures, meadows, river below. Settle into a Comfortable family home and large Garage/shop â€”perfect for weekend retreats, recreational use, or full-time country living. Nestled on the south side of the highly sought-after Red Lodge Estates, this scenic property combines natural beauty, privacy, and incredible potential. Whether you're looking for a peaceful getaway or a permanent residence, this rare parcel offers it all. Features: Direct River Access â€” Drive down to the majestic river's edge from the high ground for fishing, relaxation, and nature experiences. 75+/- Acres â€” A perfect blend of mature trees, pastures, which makes this ideal for a few horses or livestock. modest but cozy 1790+ sq. ft. 3-Bedroom Home â€” Comfortable and well-situated residence, move-in ready. Get creative in the 28â€™ x 40â€™ Heated Shop/Garage â€” Complete with a 3-piece bathroom and gas rangeâ€”ideal for canning, hobbies, or business use. Outbuildings Galore â€” Including shelters, sheds, and stock



waterers already in place. Partially Fenced & Cross-Fenced â€“ Serviced with Electric, Natural Gas, Drilled Water well, Septic System, Telephone, High Speed Rural Internet. PLUS possible Development Potential with an older Area Structure Plan registered with Red Deer County. Located in Alberta's West Country, this property offers an unmatched combination of seclusion and accessibility, making it a prime choice for outdoor lovers, equestrians, and investors alike.

Location Highlights: JUST OVER 1 hour TO Calgary, Minutes from Red Deer ,Olds, Bowden, HWY QE2 access. Part of the popular Red Lodge Estates, known for its recreational lifestyle and strong community feel. This is a once-in-a-generation opportunity to own your parcel with river access, usable land, Comfortable Home , Shop/Garage in a highly desirable location.

Built in 2000

### **Essential Information**

MLS® #	A2233526
Price	\$1,099,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,790
Acres	75.74
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address 2413 Township Road 351

Subdivision	N/A
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0K2

### **Amenities**

Amenities	Workshop
Utilities	Electricity Paid For, Heating Paid For, Phone Paid For, Water Paid For
Parking Spaces	20
Parking	Double Garage Detached, Heated Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Access, River Front

### **Interior**

Interior Features	Skylight(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning, Free Standing, Insert
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	Private Yard
Lot Description	Waterfront, Triangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	58
Zoning	AG

### **Listing Details**

Listing Office

REMAX ACA Realty

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