

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

---

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
-----------------	--

### School Information

District	Chinook's Edge School Division No. 73
----------	---------------------------------------

### Additional Information

Date Listed	March 8th, 2025
Days on Market	157
Zoning	AG

### Listing Details

Listing Office	Century 21 Advantage
----------------	----------------------

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