\$6,300,000 - On Range Road 281, Rural Red Deer County

MLS® #A2222951

\$6,300,000

6 Bedroom, 4.00 Bathroom, 2,539 sqft Residential on 427.82 Acres

NONE, Rural Red Deer County, Alberta

Turn-key Agricultural Land Package â€" A rare opportunity to acquire three adjoining quarters totaling 427.82 titled acres, with approximately 388.86 arable acres, ideally located just west of Gasoline Alley. Enjoy quick and convenient access to Highway 2A, Highway 2, and Highway 11. The SE 25 quarter boasts a beautifully upgraded 2,558 sq ft two-storey home featuring 6 bedrooms, 4 bathrooms, and a heated double garage plus a detached triple garage. Extensive recent upgrades include new triple-pane windows, new doors, 50-year fibreglass shingles, in-floor heating, premium finishes, upgraded siding, new window blinds, and a privacy gate for added security and comfort. The home also features a paved driveway, security system, high-end appliances, and is pre-wired for a hot tub in the backyard, offering the perfect blend of rural charm and modern convenience.

The NE 25 quarter includes a secondary residence, currently rented at \$1,200/month less utilities, providing steady rental income. All three quarters benefit from long-standing surface lease revenue totaling \$39,831/year and are currently in active crop production under handshake and custom farming arrangements.

This land package features strong black loam soil, no hail claims in over 35 years, and an exceptional central Alberta locationâ€"a truly rare, income-producing agricultural







investment.

Seller will not consider separating parcels but will sell a 5-parcel package together.

Built in 1993

Essential Information

MLS® # A2222951 Price \$6,300,000

Bedrooms 6 Bathrooms 4.00

Full Baths 3

Half Baths 1
Square Footage 2,539

Acres 427.82 Year Built 1993

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address On Range Road 281

Subdivision NONE

City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T4E 1W8

Amenities

Parking Double Garage Attached, Parking Pad, Triple Garage Detached

of Garages 5

Interior

Interior Features Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Central Vacuum,

French Door, Granite Counters, Vaulted Ceiling(s), Wet Bar

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Built-In Oven, Gas

Cooktop

Heating Forced Air, Fireplace(s), In Floor

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other, Fire Pit, Garden

Lot Description Garden, Open Lot, Pasture, Private

Roof Fiberglass

Construction Vinyl Siding, Brick, Shingle Siding

Foundation Poured Concrete

Additional Information

Date Listed May 20th, 2025

Days on Market 79

Zoning AG

Listing Details

Listing Office eXp Realty

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