

# \$6,222,228 - On Township Road 381, Rural Red Deer County

MLS® #A2232274

**\$6,222,228**

0 Bedroom, 0.00 Bathroom,  
Commercial on 400.75 Acres

NONE, Rural Red Deer County, Alberta

Prime investment opportunity awaits. Nestled in the heart of Red Deer County, This expansive 400.75 +/- acre property, perfectly situated adjacent to the QE2 Highway and neighboring city limits, represents limitless potential. Comprising five strategically placed titled parcels just north of the Red Deer County office and the Crossroads Church, this land is poised for remarkable transformation. Whether you are an ambitious farmer looking to grow your agricultural pursuits or a visionary developer eager to embark on a pioneering project, this property offers an ideal backdrop. Currently zoned for agricultural use, the land is part of the "C&E Trail Area Structure Plan," promising substantial appreciation due to its proximity to urban development. The property boasts flat topography and ensuring a streamlined process for future projects. Additionally, it features fertile #2 soil, making it an excellent addition to any agricultural portfolio. With convenient access to essential amenities, the Westpark subdivision, Red Deer Polytechnic, and the QE2 Highway, this property is not just a piece of land but a gateway to a multitude of possibilities. Plus, it is currently leased for the cropping year of 2025, providing immediate income potential. This is more than just land; it's an opportunity to craft the future. Don't miss out on the chance to turn this blank canvas into your masterpiece.



## Essential Information

MLS® #	A2232274
Price	\$6,222,228
Bathrooms	0.00
Acres	400.75
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	On Township Road 381
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4N 5R4

## Exterior

Lot Description	Farm, Near Shopping Center
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## Additional Information

Date Listed	June 16th, 2025
Days on Market	53
Zoning	AG

## Listing Details

Listing Office	RE/MAX real estate central alberta
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