

\$242,000 - 1, 4136 Highway 587, Rural Red Deer County

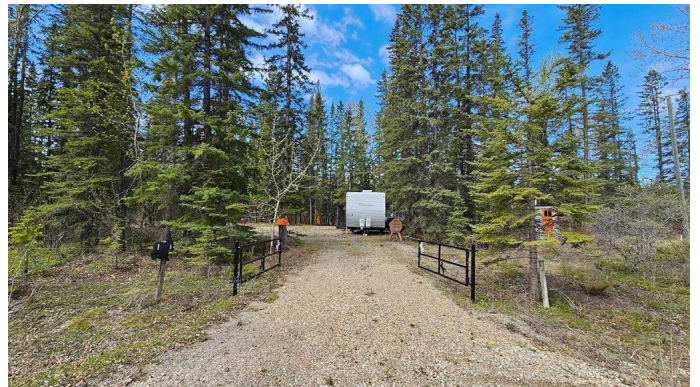
MLS® #A2203240

\$242,000

0 Bedroom, 0.00 Bathroom,
Land on 2.30 Acres

NONE, Rural Red Deer County, Alberta

LOCATION! LOCATION! LOCATION!
YEAR-ROUND ENJOYMENT in Red Deer County! THIS RECREATIONAL PROPERTY HAS IT ALL! Have You Been SEARCHING FOR YOUR VERY OWN PRIVATE ESCAPE TO FRESH AIR, PEACE & TRANQUILITY? A place where you can sit & listen to the birds, or watch wildlife meander through your property? Love to fish? Golf? Quad? Quick & easy access to it all, right from your very own gate! Minutes to the Big Red Deer River, Little Red Deer River, World Renowned Raven River, & The James River. Not 1, but 6 Golf Courses all within a 20-minute drive radius! 10 Minute drive to marked quad & Ski-Doo trails. After a day of adventures, you will love coming back to your exclusive use/ownership of 2.3 acres of treed privacy to unwind by a roaring campfire & roasting a marshmallow or two. If the weather isn't warm & toasty, you will be in your covered & enclosed wired deck, featuring wall-to-wall windows & attached covered RV shelter with RV hook-up! Just stoke up the wood stove & relax! Just steps behind is where you will conveniently find the clean & comfortable, wired outhouse with holding tank. This property even has its own private drilled well! There is plenty of room for your family & friends! There is not 1, but 2 RV trailers included with this property, and RV hook up's for both!. Tons of room if your friends & extended family want to pull their RV in for the weekend! Marked pathways through the 2.3 acres. Where else can you find 1/50th



ownership of 132.94 of natureâ€™s paradise, for a fraction of the actual cost to exclusively own that much land?! The Association also has a water-filled dugout for cooling off if the river isn't your thing. Everything you see IS INCLUDED! Just bring your clothes and food & YOU ARE SET for immediate enjoyment & relaxation! Immediate Possession Available. Electrical trenched underground in 2020! Property Tax & Association fees for 2024 is \$832.36 for the portion of this specific property. Ownership is 1/50th of the 132.94 Acres, as set up by The Red Deer River Retreat Association. This property has exclusive use/ownership of 2.3 Acres of the 132.94 total acres, as on title. â€œHome Is Where Your Story Begins!â€•

Essential Information

MLS® #	A2203240
Price	\$242,000
Bathrooms	0.00
Acres	2.30
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	1, 4136 Highway 587
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Amenities	Other
-----------	-------

Exterior

Exterior Features	Fire Pit, RV Hookup
-------------------	---------------------

Lot Description	Brush, Corner Lot, Corners Marked, Gazebo, Irregular Lot, Native Plants, Private, Treed, Near Golf Course
-----------------	---

Additional Information

Date Listed	March 19th, 2025
Days on Market	42
Zoning	DCD-5
HOA Fees	500
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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