\$648,000 - Range Rd 40 Township Road 360, Rural Red Deer County

MLS® #A2223821

\$648,000

0 Bedroom, 0.00 Bathroom, Land on 74.44 Acres

NONE, Rural Red Deer County, Alberta

This 74.44-acre parcel offers highly productive cultivated farmland in the heart of Red Deer County, with stunning Rocky Mountain views on the horizon. Whether you're expanding your existing agricultural operation or seeking a strategic investment in Alberta farmland, this property delivers outstanding value and flexibility.

Land Highlights:

74.44 acres of high-quality cultivated cropland Flat, open fields ideal for a variety of crops Easy access via well-maintained gravel road Fully perimeter-fenced Located in a strong agricultural region with a history of consistent yields

Additional Value:

Part of a larger 158-acre holdingâ€"this total parcel can also be purchased as a full package, see mls A2185495. (which includes an adjacent 83.45-acre homestead with extensive livestock infrastructure)

Excellent drainage, natural shelterbelts, and panoramic views make this an incredibly valuable parcel.

Location & Accessibility:

Just 8 minutes from Spruce View, 20 minutes to Innisfail, and under 1.5 hours to both Calgary and Edmonton International Airports Close to major highways, yet private and







peaceful.

Essential Information

MLS® # A2223821 Price \$648,000

Bathrooms 0.00
Acres 74.44
Type Land

Sub-Type Residential Land

Status Active

Community Information

Address Range Rd 40 Township Road 360

Subdivision NONE

City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T0M 1V0

Additional Information

Date Listed May 26th, 2025

Days on Market 156 Zoning AG

Listing Details

Listing Office Real Estate Centre - Coaldale

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