



GRASSROOTS
REALTY GROUP

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**Range Road 283 TWP 35 Range
Rural Red Deer County, Alberta**

MLS # A2220604



\$1,800,000

Division: NONE

Lot Size: 140.11 Acres

Lot Feat: -

By Town: Innisfail

LLD: 16-35-28-W4

Zoning: AG

Water: None

Sewer: -

Utilities: -

140.11 Acres of Agricultural Land in Prime Location Near Innisfail, Red Deer County. A rare opportunity to acquire this productive farmland ideally positioned within the QE2 corridor, directly neighboring the town of Innisfail in Red Deer County. This parcel is conveniently accessed via paved roadways and lies just east of the QE2, nestled between the two overpasses that serve the community. The land features rich, arable soil, scenic mountain views, and elevated, well-drained sites ideal for building your future residence, shop, or farmyard—right off pavement. Currently designated as Agricultural and identified as part of the Agricultural/Rural zone in the 2021 Town of Innisfail & Red Deer County Intermunicipal Development Plan (IDP), this property could offer future potential for re-zoning or development in subsequent IDP updates. Only 2 minutes from Innisfail and excellent north-south access via QE2, this property is a unique investment in Alberta farmland that rarely comes available.