



GRASSROOTS
REALTY GROUP

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35259 Range Road 271
Rural Red Deer County, Alberta

MLS # A2236973



\$325,000

Division: NONE

Lot Size: 13.02 Acres

Lot Feat: -

By Town: Innisfail

LLD: 13-35-27-W4

Zoning: AG

Water: Private

Sewer: Septic System, Septic Tank

Utilities: -

A Rare 13.02-Acre Retreat with Private Pond and Services – The Bennett Pond Property Discover a truly unique opportunity just east of Innisfail—13.02 acres of scenic beauty, natural privacy, and local legacy. Known throughout the area as The Bennett Pond Property, this cherished parcel fully encompasses a peaceful man-made pond and the surrounding grassy landscape. Originally formed by a privately constructed dam in the 1960s, the pond has long been appreciated as a quiet landmark for nature watching, recreational fishing, and rural living. The gently sloped land is ideally suited for wildlife viewing, outdoor enjoyment, or future development. Services are already on site, including a 206-foot-deep water well (producing 7 GPM, drilled in 2013), septic system, and power (currently disconnected; transformer has been removed). A gravel pad remains where a mobile home once stood (as shown in photos), offering a practical footprint for your dream build or weekend retreat (buyer to verify condition of all utilities). Located just 9 miles east of Innisfail and 1¼ miles south of Highway 590 on RR 271, this property offers the perfect blend of seclusion and accessibility. Whether you're envisioning a private homestead, a recreational escape, or a nature-inspired investment, The Bennett Pond Property is ready to bring your vision to life.