



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**On Highway 11  
Rural Lacombe County, Alberta**

**MLS # A2283607**



**\$848,600**

---

**Division:** NONE

---

**Lot Size:** 80.13 Acres

---

**Lot Feat:** Few Trees, Sloped

---

**By Town:** Red Deer

---

**LLD:** 13-38-26-W4

---

**Zoning:** AG

---

**Water:** None

---

**Sewer:** -

---

**Utilities:** -

---

80 +/- Acres of River Valley Views &ndash; This agriculture-zoned property offers an exceptional opportunity to build your dream home overlooking the stunning Red Deer River Valley. Located just 8 miles from the City of Red Deer and directly along Highway 11, the property provides convenient access while still offering the privacy and beauty of country living. Several excellent building sites take full advantage of the breathtaking valley views and natural landscape. Approximately 26 +/- acres are currently in productive crop land, creating the option for income generation, grazing, or enjoying the land in its current state as habitat for wildlife. Whether you are looking to build a private country residence, start a small agricultural operation, or invest in a scenic piece of land in a highly desirable location, this 80 +/- acre parcel offers outstanding potential.