



# GRASSROOTS

REALTY GROUP

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34331 Range Road 41 Road S  
Rural Red Deer County, Alberta

MLS # A2294621



## \$549,500

Division: NONE

Lot Size: 19.35 Acres

Lot Feat: -

By Town: Sundre

LLD: 24-34-4-W5

Zoning: AG

Water: Drinking Water

Sewer: Holding Tank, None

Utilities: -

Recreational Retreat Near Eagle Hill - A rare opportunity to own 19.35 acres of land WITH A TURN-KEY CAMPSITE in the heart of the MUCH sought-after SUNDRE - BOWDEN recreational corridor. Framed by open meadow, mature trees, year-round road access, and a small creek along the south boundary, this property offers an outstanding blend of natural beauty, usability, and seclusion. Set well away from neighbouring properties, this is a retreat of remarkable privacy and quiet. This part of Alberta abounds with recreational opportunities. Enjoy fishing, hiking, boating, canoeing, birdwatching and countless other outdoor pursuits, including visits to the nearby Red Deer River valley and the Rocky Mountains. This property is being offered as a turnkey package. As per the goods included list, there are two well-maintained travel trailers, a power generator, multiple tools and lawn care equipment, two substantial treated-wood patio sun decks, plus outdoor furniture—everything needed for a family or group to begin enjoying the property immediately. Alternatively, the land can be purchased without any of the above chattels and the price will be adjusted accordingly. Currently, this is a fully equipped recreational getaway ready for immediate use. It is also equally interesting for those with a longer-term vision, offering an exceptional setting for a future country home.