



# GRASSROOTS

REALTY GROUP

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27139 TWP 344  
Rural Red Deer County, Alberta

MLS # A2306726



## \$430,000

**Division:** NONE

**Lot Size:** 7.56 Acres

**Lot Feat:** Greenbelt, Private, Secluded, Treed

**By Town:** Bowden

**LLD:** 23-34-27-W4

**Zoning:** Ag

**Water:** Well

**Sewer:** Septic Tank

**Utilities:** Electricity

Step back in time while building your future on this stunning 7.56-acre farmstead, featuring a beautiful barn built in 1937—rich in character, history, and timeless appeal. Imagine blending the charm of the past with the vision of your dream home, creating a truly special property that reflects both old and new. Located just 20 minutes to Innisfail, 30 minutes to Olds, 40 minute to Red Deer, and approximately 1 hour 20 minutes to Calgary, this acreage offers the perfect opportunity to escape the hustle and bustle of city life without sacrificing convenience. This property is ideal for families looking to raise their children in the country, with plenty of space to roam, explore, and grow. With 7.56 acres, there’s ample room for horses, hobby farming, or a few other animals, all while enjoying the peace, privacy, and wide-open views that only rural living can provide. The iconic 1937 barn and additional outbuildings not only add functionality but create a warm, nostalgic setting—perfect for those who appreciate history and want to incorporate it into their future plans. Services are already started with power on site and an existing water well, making development that much easier. A beautiful building site awaits your custom home, where you can take in the surrounding farmland, fresh air, and endless prairie skies. If you’ve been dreaming of space, freedom, and a place to put down roots—this is your opportunity to make that lifestyle a reality.