



GRASSROOTS
REALTY GROUP

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20, 27380 Township Road 373
Rural Red Deer County, Alberta

MLS # A2327384



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,304 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	15.76 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	20-37-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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LOCATION - LOCATION - LOCATION. This 15+ acre acreage sits in a PRIME LOCATION bordering Red Deer with exceptional exposure from Highway 2 (QEI). Offering a mix of usable land, large outbuildings, and tremendous potential, this property is ideal for those looking for space or a strategic home-based business setup. The 1304 sq ft home and the land would benefit from some updating and care, giving the next owner a chance to build value. The real highlights are the 50' x 104' shop and the 32' x 110' secondary building with a developed 1230 sq ft second living space. The main shop 50' X 104' provides a huge open area perfect for storage, mechanics, equipment, or unique personal uses. The second building adds even more versatility with a 1230 sq ft suite, heated garage area, and additional storage options. If you're looking for room to grow, a location that supports business visibility, or a property with flexible living and workspace potential, this acreage offers a rare opportunity.