

# \$299,900 - 37442 Range Road 275, Rural Red Deer County

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MLS® #A2189284

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Land on 22.15 Acres

Gasoline Alley, Rural Red Deer County,  
Alberta

Investor Alert! Invest in this ideally located parcel of land and hold for long-term gains. As development progresses to the west, municipal services will eventually reach the property line, significantly increasing its value. Alternatively, build your dream estate acreage just minutes from the city limits and enjoy acreage living while your investment grows. This stunning 22.15-acre property, near Gasoline Alley and directly off HWY 2A, offers the serenity of estate acreage living with the picturesque Waskasoo Creek meandering through it. The land includes an existing build site, a water well, and a septic system, though the septic system is not warranted by the seller and the well has not been tested. The land is zoned Direct Control District (DCD 9) and is identified within the Gasoline Alley West Major Area Structure Plan as future Estate Residential. It is also part of the County Growth Area as per the Intermunicipal Development Plan (City/County). Offsite levies and connection to water and sanitary will require an application made to the County for potential deferral. Adorned with beautiful trees and open spaces, this parcel is ready to be shaped by the new owner's vision. Don't miss this unique opportunity to create your own private oasis just minutes from all the amenities the city has to offer while benefiting from a sound long-term investment.



## Essential Information

MLS® #	A2189284
Price	\$299,900
Bathrooms	0.00
Acres	22.15
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	37442 Range Road 275
Subdivision	Gasoline Alley
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2B2

## Additional Information

Date Listed	January 21st, 2025
Days on Market	73
Zoning	DCD-9

## Listing Details

Listing Office	eXp Realty
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