

\$6,300,000 - On Range Road 281, Rural Red Deer County

MLS® #A2222951

\$6,300,000

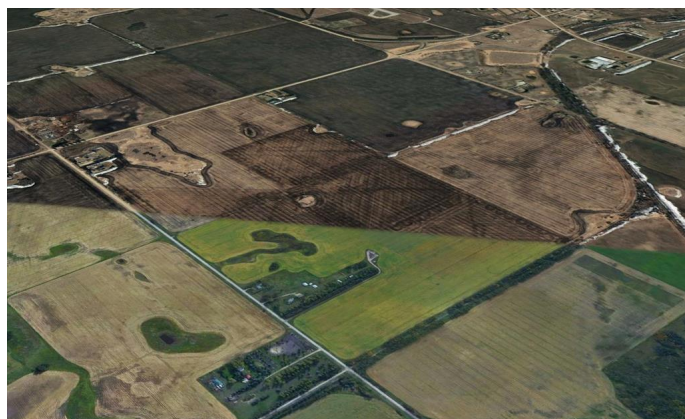
6 Bedroom, 4.00 Bathroom, 2,539 sqft
Residential on 427.82 Acres

NONE, Rural Red Deer County, Alberta

Turn-key Agricultural Land Package â€” A rare opportunity to acquire three adjoining quarters totaling 427.82 titled acres, with approximately 388.86 arable acres, ideally located just west of Gasoline Alley. Enjoy quick and convenient access to Highway 2A, Highway 2, and Highway 11. The SE 25 quarter boasts a beautifully upgraded 2,558 sq ft two-storey home featuring 6 bedrooms, 4 bathrooms, and a heated double garage plus a detached triple garage. Extensive recent upgrades include new triple-pane windows, new doors, 50-year fibreglass shingles, in-floor heating, premium finishes, upgraded siding, new window blinds, and a privacy gate for added security and comfort. The home also features a paved driveway, security system, high-end appliances, and is pre-wired for a hot tub in the backyard, offering the perfect blend of rural charm and modern convenience.

The NE 25 quarter includes a secondary residence, currently rented at \$1,200/month less utilities, providing steady rental income. All three quarters benefit from long-standing surface lease revenue totaling \$39,831/year and are currently in active crop production under handshake and custom farming arrangements.

This land package features strong black loam soil, no hail claims in over 35 years, and an exceptional central Alberta locationâ€”a truly rare, income-producing agricultural



investment.

Seller will not consider separating parcels but will sell a 5-parcel package together.

Built in 1993

Essential Information

MLS® #	A2222951
Price	\$6,300,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,539
Acres	427.82
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	On Range Road 281
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1W8

Amenities

Parking	Double Garage Attached, Parking Pad, Triple Garage Detached
# of Garages	5

Interior

Interior Features	Central Vacuum, French Door, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Other
Lot Description	Garden, Open Lot, Pasture, Private
Roof	Fiberglass
Construction	Brick, Vinyl Siding, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	58
Zoning	AG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.