

\$1,100,000 - Twp Rd 372, Rural Red Deer County

MLS® #A2199747

\$1,100,000

0 Bedroom, 0.00 Bathroom,

Land on 168.80 Acres

NONE, Rural Red Deer County, Alberta

NW 10-37-2-W5 â€“ 168.8 acres of Prime Pasture, Hayland & Riverfront Beauty with Development Potential located only 10-15 minutes southwest of Sylvan land just off the Sand Road and TWP 372 listed at only \$1,100,000!

A rare and exceptional opportunity awaits with this 168.8 acre parcel of stunning pasture and hayland, featuring a half-mile of Medicine River frontage and stunning natural landscapes. It has one of the highest panoramic view points; just one of several beautiful possible building sites. If you've been searching for the perfect blend of productive land, natural beauty, and endless potential, this is it!

Currently, 60 acres are used for hay production, while the remainder is rented out for pasture. The land offers good fences along the north and south borders, while the east fence is serviceable and cross-fencing will need some attention. With power and natural gas to the fence line, and county access improvements is in the works, this is a prime location to build your private dream home, ranch, or weekend retreat.

Whether youâ€™re looking to:

Own a recreation quarter or:

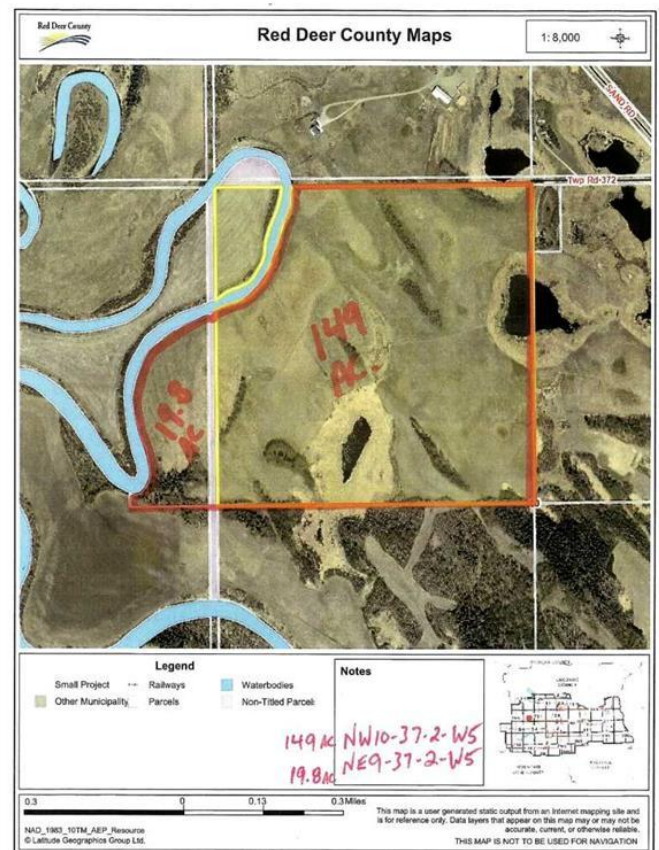
? Expand your cattle operation

? Develop a private oasis along the river

? Convert additional land into cropland

? Escape the city and create your own hobby farm

This quarter is bare, is awaiting you and has



all the elements to bring your vision to life.
Opportunities like this do not come up often!
Located in a highly desirable area, this parcel
can be yours. If you're in the market for land
that truly has it all—beauty, productivity, and
potential—this is a must-see.

Essential Information

MLS® #	A2199747
Price	\$1,100,000
Bathrooms	0.00
Acres	168.80
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Twp Rd 372
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 2C7

Amenities

Utilities	None
Waterfront	River Access, River Front

Exterior

Lot Description	Few Trees, Cleared, Flood Plain, Meadow, No Neighbours Behind, Pasture, Secluded
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Additional Information

Date Listed	April 25th, 2025
Days on Market	2
Zoning	AG

Listing Details

Listing Office	LPT Realty
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