

# \$242,000 - 1, 4136 Highway 587, Rural Red Deer County

MLS® #A2203240

**\$242,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.30 Acres

NONE, Rural Red Deer County, Alberta

LOCATION! LOCATION! LOCATION!  
YEAR-ROUND ENJOYMENT in Red Deer County! THIS RECREATIONAL PROPERTY HAS IT ALL! Have You Been SEARCHING FOR YOUR VERY OWN PRIVATE ESCAPE TO FRESH AIR, PEACE & TRANQUILITY? A place where you can sit & listen to the birds, or watch wildlife meander through your property? Love to fish? Golf? Quad? Quick & easy access to it all, right from your very own gate! Minutes to the Big Red Deer River, Little Red Deer River, World Renowned Raven River, & The James River. Not 1, but 6 Golf Courses all within a 20-minute drive radius! 10 Minute drive to marked quad & Ski-Doo trails. After a day of adventures, you will love coming back to your exclusive use/ownership of 2.3 acres of treed privacy to unwind by a roaring campfire & roasting a marshmallow or two. If the weather isn't warm & toasty, you will be in your covered & enclosed wired deck, featuring wall-to-wall windows & attached covered RV shelter with RV hook-up! Just stoke up the wood stove & relax! Just steps behind is where you will conveniently find the clean & comfortable, wired outhouse with holding tank. This property even has its own private drilled well! There is plenty of room for your family & friends! There is not 1, but 2 RV trailers included with this property, and RV hook up's for both!. Tons of room if your friends & extended family want to pull their RV in for the weekend! Marked pathways through the 2.3 acres. Where else can you find 1/50th



ownership of 132.94 of nature's paradise, for a fraction of the actual cost to exclusively own that much land?! The Association also has a water-filled dugout for cooling off if the river isn't your thing. Everything you see IS INCLUDED! Just bring your clothes and food & YOU ARE SET for immediate enjoyment & relaxation! Immediate Possession Available. Electrical trenched underground in 2020! Property Tax & Association fees for 2024 is \$832.36 for the portion of this specific property. Ownership is 1/50th of the 132.94 Acres, as set up by The Red Deer River Retreat Association. This property has exclusive use/ownership of 2.3 Acres of the 132.94 total acres, as on title. Home Is Where Your Story Begins!

### Essential Information

MLS® #	A2203240
Price	\$242,000
Bathrooms	0.00
Acres	2.30
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	1, 4136 Highway 587
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

### Amenities

Amenities	Other
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### Exterior

Exterior Features	Fire Pit, RV Hookup
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Lot Description      Brush, Corner Lot, Corners Marked, Gazebo, Irregular Lot, Native  
Plants, Private, Treed, Near Golf Course

### **Additional Information**

Date Listed            March 19th, 2025

Days on Market      34

Zoning                 DCD-5

HOA Fees              500

HOA Fees Freq.      ANN

### **Listing Details**

Listing Office         CIR Realty

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