

# \$1,350,000 - On Hwy 20 N, Rural Red Deer County

MLS® #A2199244

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Land on 43.49 Acres

NONE, Rural Red Deer County, Alberta

This 43.49-acre parcel offers an exceptional investment opportunity in one of Alberta's fastest-growing communities. With high visibility, excellent access, and significant development potential, the property is ideally suited for residential, commercial, or mixed-use projects. Strategically positioned west of Highway 20 and north of the railway tracks, this site provides excellent exposure and accessibility, making it an ideal location for future development. Located within Sylvan Lake's expanding development corridor, the property is just minutes from downtown, shopping centers, and recreational amenities, enhancing its appeal for a variety of uses.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2199244        |
| Price     | \$1,350,000     |
| Bathrooms | 0.00            |
| Acres     | 43.49           |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | On Hwy 20 N           |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4E 0A0 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 170             |
| Zoning         | FD              |

### **Listing Details**

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

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