

# **\$340,000 - 23425 Highway 590, Rural Red Deer County**

MLS® #A2217221

**\$340,000**

0 Bedroom, 0.00 Bathroom,  
Land on 141.70 Acres

NONE, Rural Red Deer County, Alberta

141.70 acres of knob and kettle native parkland and wetland areas just off Hwy 590. This property is a nature lovers paradise. The owner of this land benefits in many ways, enjoying the bounty of a private undeveloped habitat critical to migratory songbirds, ducks, geese and other water-fowl, hawks, owls and other wildlife species including, elk, moose, white-tail, and mule deer. There is a conservation easement on the title which prohibits grazing, the removal of trees, vegetation, cultivation, construction and ground disturbance. There is a 10 acre habitation residential area which to build a garage/shop and a home with a walk-out basement on a beautiful south facing slope overlooking a wetland area. Hunting possibilities abound on this and adjacent properties, managed by agencies including the Nature Conservancy of Canada and Ducks Unlimited. If you love the outdoors or want to live off the grid, this could be the tranquil piece of property you have been looking for. 5 minutes to Elnora school and 18 minutes to Delburne school. 45 minutes to Red Deer and 30 minutes to Innisfail.

## **Essential Information**

MLS® #	A2217221
Price	\$340,000
Bathrooms	0.00



Acres	141.70
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	23425 Highway 590
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M0Y0

### Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
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### Additional Information

Date Listed	May 9th, 2025
Days on Market	38
Zoning	AG

### Listing Details

Listing Office	Century 21 Maximum
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