

# \$249,900 - Lot 23, 26553 11 Highway, Rural Red Deer County

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MLS® #A2174352

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.19 Acres

Herder, Rural Red Deer County, Alberta

Are you looking for Country Living with the convenience of City Amenities? This vacant lot is literally right on the edge of the City Limits. 1.19 Acres that would work for a Walk Out Bungalow and with Pavement right to your Access. This lot also has a few rows of Saskatoon Bushes on the west side. Along with the convenient access to City Amenities, you would be within walking distance to the Balmoral Golf Course and less than 10 minutes to the Canyon Ski Hill and Recreation Center. The owners have completed soil testing for a septic tank and field, plus a Building Envelope that has County approval. Perfect size Acreage ad a location that is extremely rare to find.



## Essential Information

MLS® #	A2174352
Price	\$249,900
Bathrooms	0.00
Acres	1.19
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Lot 23, 26553 11 Highway
Subdivision	Herder

City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1A5

### **Amenities**

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

Date Listed	October 21st, 2024
Days on Market	180
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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