

**39064 C & E Trail
Red Deer, Alberta**

MLS # A2268767



\$875,000

Division: Hazlett Lake

Lot Size: 20.25 Acres

Lot Feat: -

By Town: Red Deer

LLD: 4-39-27-W4

Zoning: A1

Water: Well

Sewer: Other

Utilities: Electricity

Explore this beautiful 20.25-acre parcel located along C&E Trail North in Red Deer, just above Highway 11A on Tayler Drive. Now part of the City of Red Deer zoning, this property offers a serene, country-like feel — the perfect blend of rural charm and city convenience. The land features a mix of mature trees and approximately 16+ acres of open pasture, providing several choice building sites for those looking to develop or build their dream home. Zoned A1 — Future Urban Development District, this parcel offers excellent long-term potential. Permitted uses include crops, produce, market gardens, greenhouses, and select home occupations or small businesses. Discretionary uses include bed and breakfast operations or a residential use, such as a single detached dwelling or manufactured home. Don't miss this rare opportunity to invest in a versatile and scenic property with future development potential right in the City of Red Deer!