

# \$769,900 - 37424 Waskasoo Avenue, Rural Red Deer County

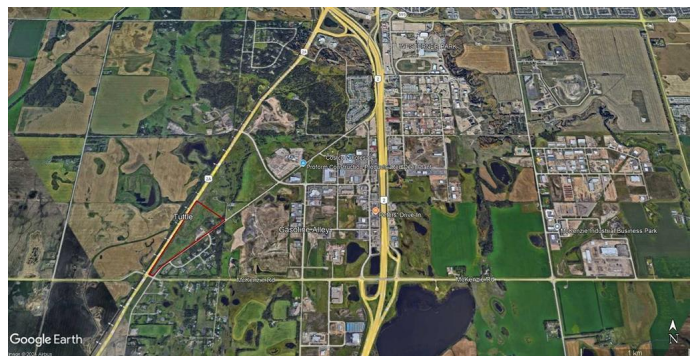
MLS® #A2174889

**\$769,900**

0 Bedroom, 0.00 Bathroom,  
Land on 42.60 Acres

Gasoline Alley, Rural Red Deer County,  
Alberta

Seize this exceptional chance to invest in a perfectly located 42.67-acre parcel, offering significant long-term growth potential. Land presents as a blank canvas for visionary projects. Just minutes from city limits - enjoy the tranquility of rural living. This picturesque property, located just off HWY 2A near Gasoline Alley, is ideal for those seeking the serenity of estate acreage living. The scenic Waskasoo Creek winds through the land, creating a natural backdrop of beauty. Zoned as Direct Control District (DCD 9), the land is designated for future Estate Residential development within the Gasoline Alley West Major Area Structure Plan. It also falls within the County Growth Area under the City/County Intermunicipal Development Plan. Offsite levies and connections to water and sanitary services will require an application to the County, with potential deferral options available. With a blend of mature trees and spaces, this land is ready to be shaped by your vision. Don't miss out on this unique opportunity to create your own private retreat while benefiting from a sound long-term investment, all just minutes from city amenities. The 22.15 Acre parcel adjacent to this one is also listed for sale (A2132363)



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2174889        |
| Price     | \$769,900       |
| Bathrooms | 0.00            |
| Acres     | 42.60           |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 37424 Waskasoo Avenue |
| Subdivision | Gasoline Alley        |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4s 1Y2               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2024 |
| Days on Market | 194                |
| Zoning         | DCD-9              |

### Listing Details

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

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