

**Lot 23, 26553 11 Highway  
Rural Red Deer County, Alberta****MLS # A2280376****\$229,000****Division:** Herder**Lot Size:** 1.19 Acres**Lot Feat:** -**By Town:** Red Deer**LLD:** 18-38-26-W4**Zoning:** R1**Water:** None**Sewer:** -**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

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.