

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

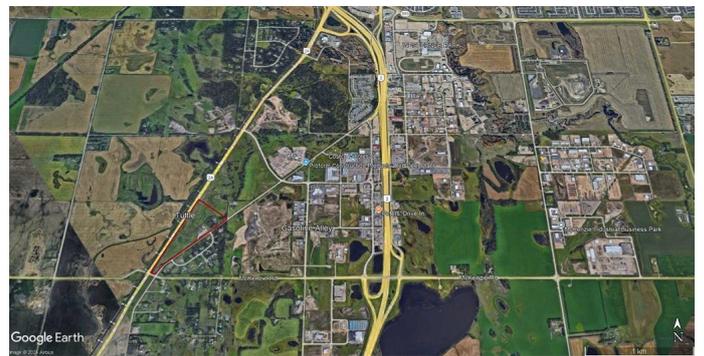
MLS® #A2174889

**\$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	208
Zoning	DCD-9

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.