

\$325,000 - 35259 Range Road 271, Rural Red Deer County

MLS® #A2236973

\$325,000

0 Bedroom, 0.00 Bathroom,
Land on 13.02 Acres

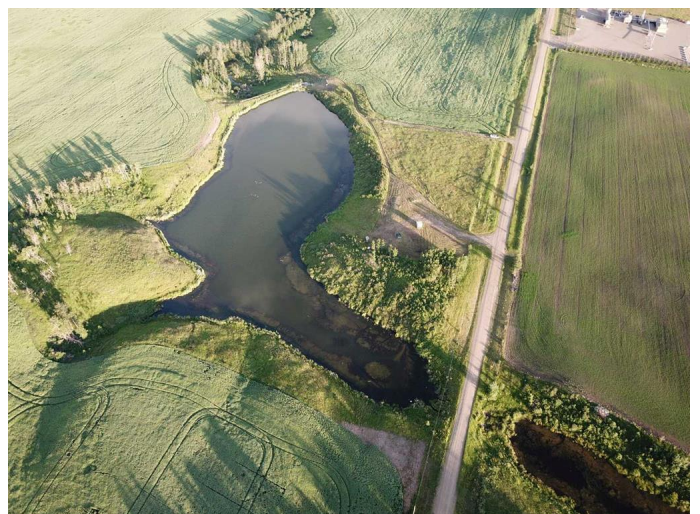
NONE, Rural Red Deer County, Alberta

A Rare 13.02-Acre Retreat with Private Pond and Services – The Bennett Pond Property

Discover a truly unique opportunity just east of Innisfail – 13.02 acres of scenic beauty, natural privacy, and local legacy. Known throughout the area as The Bennett Pond Property, this cherished parcel fully encompasses a peaceful man-made pond and the surrounding grassy landscape. Originally formed by a privately constructed dam in the 1960s, the pond has long been appreciated as a quiet landmark for nature watching, recreational fishing, and rural living.

The gently sloped land is ideally suited for wildlife viewing, outdoor enjoyment, or future development. Services are already on site, including a 206-foot-deep water well (producing 7 GPM, drilled in 2013), septic system, and power (currently disconnected; transformer has been removed). A gravel pad remains where a mobile home once stood (as shown in photos), offering a practical footprint for your dream build or weekend retreat (buyer to verify condition of all utilities).

Located just 9 miles east of Innisfail and 1¼ miles south of Highway 590 on RR 271, this property offers the perfect blend of seclusion and accessibility. Whether you're envisioning a private homestead, a recreational escape, or a



nature-inspired investment, The Bennett Pond Property is ready to bring your vision to life.

Essential Information

MLS® #	A2236973
Price	\$325,000
Bathrooms	0.00
Acres	13.02
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	35259 Range Road 271
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0M4

Exterior

Exterior Features Fire Pit, Private Yard

Additional Information

Date Listed	July 9th, 2025
Days on Market	119
Zoning	AG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.