

# \$1,750,000 - Nw 5-35-2-5, Rural Red Deer County

MLS® #A2266109

**\$1,750,000**

0 Bedroom, 0.00 Bathroom,  
Land on 158.37 Acres

Silver Lagoon, Rural Red Deer County, Alberta

For more information, please click the "More Information" button.

Rare Development or Recreation opportunity! First time on the market in 45 years! Beautiful, pristine quarter section has extensive recreational amenity with a diverse ecosystem and natural environment. This property has it all—ten acres of river front (4500 ft of frontage), spruce forests, level fertile fields, rolling hills, a large marsh, and roads and pathways throughout. A small family campground sits on the southwest side of the centrally located oxbow lagoon, which acts as a natural spillway for the Little Red Deer River. The river separates a 12-15 acre high bank potential building site in the NE corner (a natural subdivision) accessed through Red Lodge Estates via RR24. The main parcel is accessed from RR25, with potential for many acreages or building sites in the forested and field areas throughout. Three fertile level fields - 5+ acres each - grace this spectacular property. A rare opportunity to hold land with so much potential for a wide range of applications.

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2266109    |
| Price     | \$1,750,000 |
| Bathrooms | 0.00        |
| Acres     | 158.37      |



|          |                  |
|----------|------------------|
| Type     | Land             |
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Nw 5-35-2-5           |
| Subdivision | Silver Lagoon         |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T0M 0K0               |

### Amenities

|               |             |
|---------------|-------------|
| Is Waterfront | Yes         |
| Waterfront    | River Front |

### Exterior

|                 |                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------|
| Lot Description | Creek/River/Stream/Pond, Meadow, Many Trees, Native Plants, Open Lot, Pasture, Secluded, Treed, Waterfront, Wooded |
|-----------------|--------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 6                  |
| Zoning         | AG                 |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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