

\$750,000 - 36439 Range Road 20a, Rural Red Deer County

MLS® #A2229343

\$750,000

5 Bedroom, 2.00 Bathroom, 1,453 sqft
Single Family on 21.50 Acres

N/A, Rural Red Deer County, Alberta

Minutes to historic Markerville this 21+/- acre property offers a variety of opportunities for country living, recreational or business aspirations. This property boasts a comfortable 5 bedroom, 2 full bathroom home family home with updated kitchen leading to the dining room with patio doors to the large deck (perfect for entertaining). The primary bedroom has entry to an ensuite that is also accessible via the laundry room, two more bedrooms and 4pc bathroom complete the upper level. Downstairs you are greeted by a large family room with cozy wood burning stove, two more bedrooms and large storage room. The incredible 40x64 shop offers a covered 12x64 lean-to, in-floor heat, floor drain, 2 overhead shop doors, office space, bathroom, storage area, boiler system and was built large enough to accommodate semi's or RV's. The large shed has 2 heated sides and 1 unheated. This acreage is nicely landscaped with room to roam, has large garden area, set up for horses or other livestock, has a seasonal creek and the additional benefit of Medicine River frontage! A quick 25 minute drive to Red Deer, 15 minutes to Sylvan Lake and close to Gleniffer Lake and Spruce View provides all city and recreational benefits with country living. Renovations and updates include kitchen in 2014 / furnace, central air conditioning, hot water tank in 2017 / new shingles in 2019 /



shop in 2007 / updated water well / ensuite
bathroom update 2018 / all plumbing in 2018 /
new deck boards 2024 with stain in 2025.
Enjoy the serenity of the Medicine River with
quiet campfires, saskatoon picking, kayaking
or skating. (id:6289)

Built in 1992

Essential Information

Listing #	A2229343
Price	\$750,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,453
Acres	21.50
Year Built	1992
Type	Single Family
Sub-Type	Freehold
Style	Mobile Home

Community Information

Address	36439 Range Road 20a
Subdivision	N/A
City	Rural Red Deer County
Province	Alberta
Postal Code	T4G0M9

Amenities

Amenities	Schools
Utilities	Electricity, Telephone, Sewer
Features	No Smoking Home
Parking	Oversize, Parking Pad, RV
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer & Dryer
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped
Foundation	Wood

Listing Details

Listing Office Coldwell Banker OnTrack Realty



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