

\$889,000 - 36258 Range Road 275, Rural Red Deer County

MLS® #A2245895

\$889,000

5 Bedroom, 4.00 Bathroom, 1,634 sqft
Single Family on 29.44 Acres

N/A, Rural Red Deer County, Alberta

What's better than one house on a property? Two houses AND two double garages! And all located on 29.44 acres in a prime location! Enjoy easy access to Highway 2, Innisfail, and Penhold, or an easy, short drive to the south end of Red Deer making commutes for work easy! House #1 is a 3-level split offering just over 1,600 sq. ft. above grade with a very unique layout. The grade-level entry opens to a bright living room and a convenient 2-piece powder room-perfect for washing up after working outdoors. A few steps up you'll find the kitchen, dining, and sitting area with newer vinyl plank flooring and lots of cabinet space. Another short staircase leads to three generous bedrooms, including the primary, and a 4-piece bath. The undeveloped basement provides plenty of storage or the opportunity to create your own design that meets your needs. A double attached garage completes this package. House #2 is a recently renovated 3 bedroom bungalow (with the possibility of a 4th) featuring so many upgrades! New vinyl windows, vinyl plank flooring, both 4-piece bathrooms updated, fresh paint, new basement flooring, PEX plumbing, a new electrical panel, siding, shingles and more! The oversized double detached garage is heated and has its own electrical panel. The property also includes a barn with three tie stalls and three (possibly four) regular stalls, a



well at the barn, and a second well at the house. The two homes share the septic tank and field. New post-and-rail fencing lines the access side of the property, and each homesâ€™ private lane way has views of the rolling fields that are simply beautiful. This rare setup offers endless possibilities; rental income, hobby farming- all in an unbeatable location! (id:6289)

Built in 1992

Essential Information

Listing #	A2245895
Price	\$889,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,634
Acres	29.44
Year Built	1992
Type	Single Family
Sub-Type	Freehold
Style	3 Level

Community Information

Address	36258 Range Road 275
Subdivision	N/A
City	Rural Red Deer County
Province	Alberta
Postal Code	T4S2L9

Amenities

Features	See remarks
Parking	Attached Garage, Detached Garage
# of Garages	4

Interior

Appliances	Refrigerator, Dishwasher, Stove, See remarks, Garage door opener, Washer & Dryer
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Heating	Forced air
Cooling	None

Exterior

Exterior	See Remarks
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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