

\$1,699,999 - 39070 Range Road 281, Rural Red Deer County

MLS® #A2251895

\$1,699,999

6 Bedroom, 5.00 Bathroom, 2,582 sqft
Single Family on 17.92 Acres

N/A, Rural Red Deer County, Alberta

This exceptional property offers 17.92 acres with two residences, a fully finished shop, and multiple outbuildings, located just 1 mile off Hwy 11A on a quiet dead-end road for added privacy, while still providing quick access to both Red Deer and Sylvan Lake. The main home is a spacious bungalow, fully renovated in 2016 with a new roof in 2010. Highlights include hardwood and tile flooring, granite countertops throughout, and an open concept kitchen with a large granite island, black stainless steel appliances, induction cooktop, convection wall oven, warming oven, built in microwave, beautiful cabinetry, and a stunning tile backsplash that flows through the kitchen and dining area. The living room features a wood-burning fireplace, while the sitting room offers a gas fireplace. The primary suite includes a walk-in closet and a luxury ensuite with full bathroom and a deep soaker jet tub in its own private area. Two additional main floor bedrooms, a full bathroom, a half bathroom and the laundry area complete the main level. The basement is nearly finished with a large recreation room, cold room, and utility room with two furnaces, water softener, and A/C. The attached oversized double garage is heated with radiant heat. A second residence, a 2014 manufactured home, offers 3 bedrooms, 2 full bathrooms, air conditioning, washer/dryer, a walk-in pantry, a primary suite with walk-in closet, and a deep corner jetted



tub. Outbuildings include a 60â€™ x 100â€™ heated shop with radiant heat, three oversized doors (16â€™ and 14â€™), bathroom with urinal, washer/dryer hookup, concrete floors in excellent condition, and 220V power in shop (3), quonset (2) and garage (1). Additional buildings include a 70â€™ x 40â€™ Quonset with concrete floor, power, and roughed-in underfloor heating, plus five sheds. Both the shop and Quonset feature durable metal roofing. Approximately 16 acres are currently seeded to barley under a gentlemanâ€™s agreement until mid-September. This rare offering combines two residences, extensive outbuildings, privacy on a dead-end road, and a prime location close to town â€“ the opportunities here are truly endless. (id:6289)

Built in 1978

Essential Information

Listing #	A2251895
Price	\$1,699,999
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Square Footage	2,582
Acres	17.92
Year Built	1978
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	39070 Range Road 281
Subdivision	N/A
City	Rural Red Deer County
Province	Alberta
Postal Code	T0C0J0

Amenities

Amenities	Golf Course, Schools, Shopping, Water Nearby
Features	No Smoking Home
Parking	Attached Garage, Parking Pad
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Oven, Dryer, Microwave, Garage door opener
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 22nd, 2025 at 11:46pm PDT