

39042 Range Road 280
Rural Red Deer County, Alberta

MLS # A2226386

\$769,900

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|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bi-Level | | |
| Size: | 1,171 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 3 | Baths: | 1 full / 2 half |
| Garage: | Garage Door Opener, Gravel Driveway, Oversized, Quad or More Detached, | | |
| Lot Size: | 6.00 Acres | | |
| Lot Feat: | Brush, Farm, Few Trees, Front Yard, Garden, Landscaped, Lawn, Paved, Priv | | |

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|-------------|-----------------------------------|------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Open Discharge, Septic Field, Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 1-39-28-W4 |
| Exterior: | Wood Frame | Zoning: | AG |
| Foundation: | Wood | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Ceiling Fan(s), See Remarks | | |

Inclusions: All window coverings, green house, storage sheds

Experience the Best of Both Worlds: Acreage Living with Purpose! Imagine waking up to the tranquility of your own private 6-acre sanctuary, yet being mere minutes from Red Deer! This exceptional property offers unparalleled privacy with its mature tree surroundings and boasts an impressive 25'x64' garage/shop – perfect for your projects or business endeavors. Host unforgettable gatherings in the dedicated entertaining area and cultivate your own fresh produce in the massive garden. The 1171 sq. ft bi-level home is designed for comfortable living, featuring a huge living room ideal for entertaining, a well-appointed kitchen with ample space, and three bedrooms on the main level, including a master with a private ensuite. The enclosed patio offers a serene spot to take in the views. Downstairs, a cozy family room with a new wood fireplace, mudroom, laundry/mechanical, and a large flex room provide additional functional space. But the real game-changer here is the AG zoning, providing incredible flexibility for a wide array of uses, including approved business operations and diverse hobby farm practices! With a new recently drilled well and filtration system, metal roofs on both the home and shop, plus various outbuildings and a chicken coop, this property is truly turn-key. It's more than just a home; it's a lifestyle, and an opportunity for your entrepreneurial spirit to flourish! Numerous trails have been made through the back trees and a small dugout also.