

209, 36078 Range Road 245A
Rural Red Deer County, Alberta

MLS # A2235259

\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	715 sq.ft.	Age:	1987 (38 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Other, Parking Pad, See Remarks		
Lot Size:	0.29 Acre		
Lot Feat:	Lake, Landscaped, Lawn, Other, See Remarks, Views, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	6-36-24-W4
Exterior:	Wood Frame	Zoning:	R-6
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: STOVE, FRIDGE, DISHWASHER, MICROWAVE, WASHER/DRYER, WINDOW COVERINGS, LAWN MOWER, GARDEN TRACTOR, WATER COOLER, HOT TUB, DOCK ("AS IS"), ALL FURNITURE

Dreaming of Life at the Lake? This home sits on a gently sloping lake front lot on the quiet end of the lake. The wide open main floor plan is great for entertaining, the spacious kitchen has tons of cabinets for the chef in the family and has access to the large deck with beautiful lake views. In the Living room the cozy wood burning fireplace is perfect for chilly winter evenings after a day filled with skating or snowmobiling. Downstairs features the main bathroom with large walk in shower, the primary bedroom with good size closet, 2nd bedroom has a Murphy bed so it can double as an office if required. There is also a small craft/laundry room. Lakeside there is a garage with an attached bunkhouse featuring 2 more bedrooms perfect for guests. The entire home was taken down to the studs and heavily insulated for winter warmth and cool summers. High efficiency furnace, newer hot water tank, new electrical panel & wiring, shingles are also newer and decks have been redone. Comes fully furnished minus a few special items, just bring the steaks for the BBQ and towels for the hot tub!