



GRASSROOTS
REALTY GROUP

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39070 Range Raod 283
Rural Red Deer County, Alberta

MLS # A2251437



\$1,620,000

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Grazing, Pasture		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	-		
Lot Size:	103.69 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Pasture, Paved, Private, Secluded, Treed, Wooded		

Heating:	Forced Air, Wood Stove	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Near Town:	Red Deer
Basement:	-	LLD:	4-39-28-W4
Exterior:	-	Zoning:	AG
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Soaking Tub		
Major Use:	Cow, Grain, Hay, Pasture		

Opportunity awaits on this diverse 103-acre parcel located in a beautiful farming community, only 6 minutes from Red Deer and Sylvan Lake on pavement. The land offers a mix of grain, hay, pasture, and timber, plus excellent infrastructure for livestock and farming operations: • Corral system with 4 water bowls • 2,700 sq. ft. cattle shed • 3,600 sq. ft. hay shed • 40' x 60' shop with concrete floor AND 220v • Fenced and cross-fenced pastures This well manicured raised bungalow provides a spacious bright living space with wrap-around windows, a stunning cedar vaulted ceiling, and a unique red brick fireplace bringing warmth and character to the home. Fully developed at 2668 sq. ft. with the main floor being 1336 sq. ft. would be considered a family home. The main floor includes a huge living room, large eat-in oak kitchen with an abundance of cabinets, formal dining room, two bedrooms, and a 5-piece bathroom with double vanity and laundry room. The walk-out lower level features a generous primary bedroom, family room with wood-burning fireplace for those winter days, an additional bedroom, office, lovely 4-piece bathroom with claw-foot tub, and a former sauna space which could be brought back for original. Double detached garage is a small walk to house. This home is embraced by mature trees and a beautifully landscaped yard, creating a private, park-like retreat that perfectly complements the home and the versatility of the land.