



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

36258 Range Road 275
Rural Red Deer County, Alberta

MLS # A2273547



\$869,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	5	Baths:	3 full / 1 half
Garage:	-		
Lot Size:	29.44 Acres		
Lot Feat:	-		

Heating:	-	Water:	Well
Floors:	-	Sewer:	Septic Tank
Roof:	-	Near Town:	Red Deer
Basement:	-	LLD:	18-36-27-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Other

What's better than one house on a property? Two houses AND two double garages! 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 homes share the septic tank and field. New post-and-rail fencing lines the access side of the property, and each home's 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!