



**GRASSROOTS**  
REALTY GROUP

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27, 26110 Highway 11  
Rural Red Deer County, Alberta

MLS # A2289541



**\$829,900**

<b>Division:</b>	Meadow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,616 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.20 Acres		
<b>Lot Feat:</b>	Few Trees, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, Private		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	13-38-26-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Quartz Counters		

**Inclusions:** WINDOW COVERINGS AND RODS IN BASEMENT BEDROOM AND SPARE ROOM UPSTAIRS, FREEZER IN BASEMENT

Stunning, Meticulously Maintained Acreage Award-Winning Landscaping & Breathtaking River Valley Views &ndash; Only 7 Minutes from Red Deer! Your Private Sanctuary Awaits: Sip morning coffee on the charming front veranda or unwind on the expansive two-tiered deck overlooking the majestic Red Deer River Valley. Every inch of this property is meticulously maintained and picture-perfect&mdash;your own private park! Luxury Meets Comfort: Soaring vaulted ceilings in living & dining areas Chef-inspired kitchen with granite countertops & ample workspace Main-floor laundry for ultimate convenience Spacious primary suite with 3-piece ensuite + second generous bedroom Zone-controlled in-floor heating keeps you cozy year-round Entertainment & Flexibility: Fully developed basement with massive family/games room & fireplace Additional large bedroom + stylish 3-piece bath Versatile storage room easily transformed into an extra bedroom Lifestyle, Convenience & Privacy: Tranquil, luxurious, and just minutes from Red Deer Perfect blend of space, beauty & accessibility A home where every day feels like a retreat Don&rsquo;t Miss Your Chance &ndash; Acreage Living at Its Absolute Finest!