



**GRASSROOTS**

REALTY GROUP

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**38459 Range Road 283**  
**Rural Red Deer County, Alberta**

**MLS # A2298070**

**\$894,500**



<b>Division:</b>	Poplar Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,777 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	5.96 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind, Pas		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-38-28-W4
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Acreage Living Minutes from Red Deer "The Perfect Family Homestead" Welcome to this beautifully maintained 5.96 acre agricultural property ideally located just 11 minutes from the City of Red Deer. Set on a paved road between Hwy 11 and Hwy 11A, this property offers the perfect blend of rural tranquility and everyday convenience, directly across from Poplar Ridge Elementary School and just one minute from the community centre. This spacious 1,788 sq ft ranch-style bungalow is thoughtfully designed for family living. The main floor features 4 bedrooms, including a generous primary suite with a walk-in closet and private 3-piece ensuite, plus a full 4 piece bathroom. The bright, functional kitchen showcases a large island, pantry, upgraded granite composite countertops, and modern finishes, perfect for gathering and entertaining. You'll also appreciate main floor laundry. The fully developed basement adds even more living space with a large recreation area, 2 additional bedrooms, a 3 piece bathroom, and unique character touches including a gas fireplace and antique cook stove converted to natural gas. Ample storage, including a cold room and built in oak shelving, Extensive updates and features include: Shingles on house, garage, and machine shed (2025), Poly B plumbing removed (2025), Two mid-efficiency furnaces (2008, serviced 2025) and Two air conditioning units. The bonus of Garbage pickup and mail delivery right to the driveway! Step outside and enjoy a mature, beautifully treed yard with exceptional outdoor living spaces. The front yard features a double detached garage, concrete driveway, and a welcoming front porch. The backyard is a true retreat with a large composite deck, garden oasis (including asparagus, berries, fruit trees, and herbs), fire pit area, sports pad, dog run, and multiple storage buildings. The approx. 4

acre fenced pasture is ideal for small farm or horses, complete with; Pole barn with pens, Horse shelter, machine shed, stock water system with dedicated well and RV enclosure. This property is fully serviced with two wells ( one for the house and the other for livestock) and septic system (last emptied 2023). If you've been searching for a turnkey acreage with space for family, animals, and outdoor living this maybe the one.