



**GRASSROOTS**  
REALTY GROUP

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10, 38018 Highway 808  
Rural Red Deer County, Alberta

MLS # A2300647



**\$825,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Attached Carport, Driveway, Garage Door Opener, Gated, Heated Garage, In		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, See Remark		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Granite, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, See Remarks, Stone Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Openers & Remote(s), Gazebo, Shed, Stone Fireplace in Backyard, Steel Entrance Gate, Pool Table

This renovated 4-bed acreage bungalow in Red Deer offers over 1500 sqft, a fully finished basement, and 2 acres of usable land just 7 minutes east of the city on pavement, combining rural freedom with everyday convenience. Welcome to this 4-bed acreage bungalow in Red Deer, thoughtfully updated over the past four years while preserving its original charm. Set on 2 acres just 7 minutes east of Red Deer on pavement, this property delivers space, function, and lifestyle in one complete package. Inside, you will find over 1500 sqft with refinished original hardwood in the primary and main floor bedroom, creating warmth and character. The newly added primary ensuite features a clawfoot tub and walk-in closet, bringing a boutique, spa-like feel to everyday living. The main level flows comfortably for family life, while the fully developed basement expands your options with 2 additional bedrooms, a 3-piece bath, and a recreation area complete with a wet bar featuring a live wood edge countertop and pool table setup, ideal for entertaining or extended family use. Outside, the upgrades continue with new decks, a restuccoed exterior, and a backyard designed for gathering, including a built-in brick fireplace and gazebo. The new septic tank adds peace of mind for acreage living. The heated four-car garage with wood stove is perfect for storage, projects, or hobby use, and there is ample additional parking for vehicles, trailers, or RVs. This 4-bed acreage bungalow in Red Deer offers the rare combination of recent upgrades, usable land, and quick access to the city, making it a strong fit for buyers seeking both comfort and flexibility.