



37533 Range Road 241
Rural Red Deer County, Alberta

MLS # A2300935



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,858 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	29.65 Acres		
Lot Feat:	Pasture, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-37-24-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	Storage, Tankless Hot Water, Vinyl Windows, Wood Windows		

Inclusions: Greenhouse, Shed, Horse Shelters x 2

Welcome to this stylish 2 storey home located on a gorgeous acreage setting. Main floor is living room, kitchen and dining room with a 2 piece bath and entry into the attached garage. Upstairs brings us the primary bedroom along with 3 more bedrooms as well as a 3 piece bath, and a storage room. The basement is not finished but includes laundry, a cold room, utility room and lots of storage. Over 1800 sq ft above grade. The 38' x 38' shop with 2 drive in doors, has underfloor heat roughed in, very modern looking built with tin exterior to last a lifetime. The barn / quonset is roughly 38 x 100 with 14' x 14' box stalls up front for horse pens and lots of storage in the back where they store hay bales for feed. Horse shelters, auto waterers for the animals and a 12 x 12 shed is included with out buildings. The water well is 12 years old, has a septic tank and pump out system. Upgrades are house shingled in 2023, furnace is only 10 years old, recent tankless hot water installed, and water softener. Many newer vinyl windows. A total of 29.65 acres with lots of room to pasture cattle or horses and a large home that shows well. Less than 1 km off of pavement and only 20 minutes to the edge of Red Deer. Come escape to the country, bring your horses and have hours of riding time on your own property.