



GRASSROOTS

REALTY GROUP

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25236 Township Road 374
Rural Red Deer County, Alberta

MLS # A2301052



\$1,249,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,428 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gated, Heated Garage, Owned, Parking Pad		
Lot Size:	19.15 Acres		
Lot Feat:	Landscaped, Lawn, Pasture, Private, Subdivided, Views, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: John Deere Tractor with many attachments, Zero Turn Mower, Shop Cabinets & supplies. List in Supplements.

If you are looking for a turn-key acreage that comes complete with a near new John Deere tractor with all the attachments for your lawn, snow removal, and landscaping, as well as a high end zero turn mower and everything is parked inside the shops out of the weather, then come take a look at this very private, peaceful acreage that is perfect for country living. If you are needing an acreage with a second home for a guest house or extended family living or even for some rental revenue this may work for you. The main home is an updated Bungalow with 3 bedrooms, a bath and a half, main floor laundry, nice wide open kitchen and dining room that works its way over to a nice cozy living room. Downstairs is wide open and ready for your future development. Recent upgrades are a wraparound deck, and new triple pane windows, new toilets and sinks recently installed. Also newer hot water tank, and recently inspected HE furnace, woodstove, water filtration and RO system. Guest house is just under 800 sq ft with a large bedroom a 4 piece bathroom, laundry room, kitchen, living room and foyer and storage areas. Upgrades in this home include kitchen cabinets and some plumbing and electrical and blown in insulation in the attic. Included are a 30' x 40' shop at the main house, along with a 30' x 46' cold storage shop at the Guest house yard. A 24' x 36' barn building with pens for animals, a 15' x 29' lean-to, 2 garden sheds, 2 chicken coops, an 8' x 20' storage C-can, greenhouse, fruit trees, and access to water for animals. Also we have a 24' x 24' cabin that comes with a built-in smoker, barrel stove, built-in bar and furniture for picnics, bbq's, and entertaining. We are Zoned AG so bring your horses and cattle. The closeness to Red Deer, the gorgeous view over the water, the privacy and all the extras make this a perfect piece of paradise.