



**GRASSROOTS**  
REALTY GROUP

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**#80 C & E TRAIL 39235 Trail**  
**Rural Red Deer County, Alberta**

**MLS # A2302049**



**\$779,900**

<b>Division:</b>	Spruce Lane		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,850 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Gravel Driveway, Triple Garage Attached		
<b>Lot Size:</b>	1.90 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Level		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Private Sewer, Septic Field, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	15-39-27-W4
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s)		

**Inclusions:** refrigerator, stove top, oven, microwave, dishwasher, washer/dryer

Beautifully updated 1990 bungalow on 1.9 acres in a highly sought-after neighbourhood just minutes from town with direct access to the C & E Trail. This home offers 4 large bedrooms plus an office, new flooring throughout, a fully renovated quartz kitchen, fresh paint, and two upgraded bathrooms. New patio doors off both the kitchen and primary bedroom lead to an expanded deck with hot tub. Electrical panel updated in 2023. Rear yard is fenced, and a large parking pad has been added. A well-maintained acreage property in a prime location with excellent upgrades throughout. The list is long.... added an office, new flooring throughout, , new lighting,, fully fenced yard, partially covered deck, there is nothing to do to this amazing bungalow but move in and enjoy!