



34343 Range Road 13
Rural Red Deer County, Alberta

MLS # A2316629



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,837 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	None, RV Access/Parking		
Lot Size:	77.72 Acres		
Lot Feat:	Back Yard, Farm, Garden, Lawn, Treed, Waterfront		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-34-1-W5
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Escape to the country with this rare 80-acre property just minutes from Bowden, offering the perfect opportunity for those dreaming of acreage living. Surrounded by peaceful countryside and featuring a picturesque lake, this property provides an incredible setting with endless potential for the right buyer. The home offers an abundance of space with 3 bedrooms and 2 bathrooms, but is in need of significant repair and renovation. This is an ideal project for someone with vision looking to restore and create their dream country home. Outside, you'll find a variety of existing outbuildings including a barn, sheds, and a chicken coop, providing a great foundation for hobby farming, livestock, or storage. The property also features established garden areas and fruit trees, adding to the charm and self-sufficient lifestyle acreage living can offer. Location is a true highlight, combining the privacy and tranquility of rural living with the convenience of being just minutes from Bowden and easy access to Highway 2. Whether you're looking for a renovation project, a recreational property, or a place to build your future, this 80-acre parcel offers exceptional possibilities in a desirable Central Alberta location.