



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

3, 26575 HWY 11  
Rural Red Deer County, Alberta

MLS # A2317764



**\$835,000**

<b>Division:</b>	Herder		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,195 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	2.17 Acres		
<b>Lot Feat:</b>	Corners Marked, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Orchard(s)		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Vinyl Plank, Wood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** Garden Sheds, Sauna, 20 Ft "sea Can Storage", more items might be left

Price Reduced\*\*\*COMPLETELY RENOVATED Country living on Red Deer's doorstep. Across from Parkland Nursery garden center of Hwy 11 you find a mature 2.17 acre place to call home. Country residential with a twist. This home tucked away in the trees, also has a hobby U pick Saskatoon Berry plantation, or might be suitable for small home base business! Your future 4 Bedrooms home so close to town and still in the country. Generous Living room with open floor dining area and enjoyment of a Modern Maple wood Kitchen with large Island and pantry. Inviting Living room with large windows to let you enjoy natures best. The main floor has Vinyl Planking for easy maintenance. Very Spacious main Bedroom with own seating space and a door to your private deck to enjoy those early morning hours. Bathroom has walk-in shower, and bright tiling. The basement has a recreation room and 2 more bedrooms, a full bathroom, and laundry area. High efficient Water tank and Furnace, and Air Conditioning. LARGE HEATED SHOP with 3 overhead doors. Underfloor and overhead heating and High efficient Hot water heating. Epoxy Floor with drain pan, and a small office. The acreage is fenced for dogs and has 2 Automatic Sliding Gates with remote entrance. The circular driveway is paved to make your live easier. Landscaping and large evergreens and greenery. The mature Saskatoon berries are located in the back with approx. 1 acre under cultivation, and are pruned for a spread in production. This well know U-Pick with established customer base can create a nice side income. SUB DIVISION could be a other possibility. This home in HERDER subdivision gives you all you need and then some. Great community hall and neighborhood, lets call it yours?