



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**35005 Range Road 15**  
**Rural Red Deer County, Alberta**

**MLS # A2318380**



**\$789,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,166 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	5.15 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Corner Lot, Creel		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Propane, See Remarks, Wood, Wood	<b>Water:</b>	Private, Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	5-35-1-W5
<b>Exterior:</b>	Concrete, Mixed, Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Combination, Piling(s), Pillar/Post/Pier, See Remarks, Preserved Wood	<b>Utilities:</b>	Electricity, Natural Gas, Garbage Collection, Phone, P
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows		

**Inclusions:** See remarks

Welcome to a truly special property where space, privacy, and country living come together. This beautifully maintained 3-bedroom, 3-bathroom home is perfectly set up for family life, hobby farming, and enjoying the outdoors. The main living area—featuring the kitchen, dining room, and primary bedroom—was built in 2004, with the remaining portion of the home completed in 2014, creating a functional layout with thoughtful additions over time. Inside, you’ll love the spacious dining room, large kitchen, and comfortable family room—ideal for hosting gatherings and everyday living. Oversized windows fill the home with bright natural light while helping keep it cool through the summer months. Step outside and take in everything this incredible property has to offer. Surrounded by mature trees, this private setting features a huge back deck, multiple pastures, a large barn, and a tack shed with a garage door for easy storage. You’ll also find two large tent shops plus a spacious propane-heated shop, providing excellent workspace for equipment, projects, or storage. Gardening enthusiasts will appreciate the massive greenhouse along with two large garden areas ready to grow. Eagle Creek borders the east and south sides of the property, adding to the quiet setting with the natural sounds of water, birds, and frogs. Additional highlights include a durable metal roof, low-maintenance vinyl siding, a cozy wood-burning stove and another stove just waiting to have the finishing touches done, a furnace installed in 2014, and a hot water tank replaced in 2024. The septic system has been serviced annually for added peace of mind. This property is truly move-in ready—just pack up and bring your family, and animals. Located on a quiet rural road just 10 minutes to Bowden and 17 minutes to Innisfail, you’ll enjoy the perfect balance of

country living with convenient access to amenities. Bowden SunMaze and Edgar Farms are just down the road, offering nearby shopping and entertainment without the need for long trips into town. A place where kids can explore, families can gather, and everyday country living just makes sense.