



102, 27054 Township Road 364
Rural Red Deer County, Alberta

MLS # A2319734



\$829,900

Division:	Wild Rose		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,525 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Parking Pad, See Remarks		
Lot Size:	6.41 Acres		
Lot Feat:	Irregular Lot, Lawn, Many Trees, Secluded, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	25-36-27-W4
Exterior:	Cedar, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shed, garden beds (except for the one on wheels on the patio), TV in basement

Dreaming of acreage living with room for horses, privacy, and space to breathe? This 6.41-acre property, located just 20 minutes southeast of Red Deer, is ready for its next owners to love. Offering a truly private setting, this property has so much to enjoy outdoors. There are paths around the property that invite children to explore, open space that is perfect for flying kites, playing baseball, or simply enjoying the peaceful country lifestyle, plus beautiful mountain views from the property and spectacular sunsets. Set up with a fenced section for horses, water to the trough, several sheds, raised garden beds, a cozy fire pit area, an additional patio area, and a gravel trailer pad for RV storage, this acreage offers both function and charm. The fully finished bungalow has been lovingly cared for by the same owners for 29 years and has seen many thoughtful updates over time. The front entry welcomes you into the kitchen, dining, and living areas. The kitchen was professionally renovated in 2010 and features cabinetry to the ceiling with crown moulding, Corian and quartz countertops, a double sink, wall pantry with pull-out drawers, a brand new stove in 2026, and a raised counter with built-in china cabinets. The dining area offers an updated vinyl bay window and vinyl sliding doors leading out to the deck overlooking the trees. The living room is warm and inviting with a gas fireplace, plus an additional large quartz island that provides extra storage and is perfect for entertaining. The main floor also includes a dedicated laundry room with additional storage, an office that could also be used as a bedroom with built-in cabinetry, a 4-piece bathroom with updated vanity and quartz countertop, and a spacious primary bedroom with a walk-in closet and 3-piece ensuite. The fully finished basement offers even more living space with a family room featuring built-in

cabinetry and shelving, a craft area with additional built-in storage, two more bedrooms with updated carpeting, a 3-piece bathroom, and extra storage off the mechanical room. Additional features include an attached double car garage with covered access into the house, horse-friendly setup, several sheds, fire pit area, raised garden beds, RV gravel pad, and a very private setting. A wonderful opportunity to enjoy acreage living while still being within an easy drive to Red Deer.