



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**37563 Range Road 272
Rural Red Deer County, Alberta**

MLS # A2323562



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,182 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	4.89 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-37-27-W4
Exterior:	Concrete, Stone, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Phone
Features:	High Ceilings, Kitchen Island, Vinyl Windows		

Inclusions: Fridge, Counter top Stove, BI Oven, BI Microwave, BI Dishwasher, Washer, Dryer, 2 Garage door Openers, 2 Controls, 2 Storage Sheds, Industrial BI Vacuum and Attachments, 2 Central Air Units

LOCATION LOCATION LOCATION!!! 4.89 AG Acres next door to the Fire Hall on 30th Avenue RED DEER!!!! This property is perfect for someone who wants to run their business so close to Red Deer but with so much Privacy and Seclusion!!!! The house is 3185 Square feet with an Attached 4 Car Garage with one drive through bay, Large Kitchen with 3 Season Sun Room and Deck for BBQ'ing, Large Main Floor Laundry Room, Large Primary Bedroom with Fireplace and Ensuite with 5' Stone Shower. The outside is completed in Gorgeous Stone Work, 50 Year Roof installed in 2010, 2 Central Air Conditioners, 2 Furnaces and an Industrial Electrolux BI Vacuum. There is also a 26 x 60 Detached heated Shop, Split into 3 separate areas with 3 Large Overhead Doors, 2 are 8' and one is 12'!!!