



35254 Range Road 283
Rural Red Deer County, Alberta

MLS # A2323616



\$655,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,527 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Front Drive, G		
Lot Size:	2.01 Acres		
Lot Feat:	Front Yard, Lake, Landscaped, Low Maintenance Landscape, No Back Lane,		

Heating:	Boiler	Water:	Well
Floors:	Carpet, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	16-35-28-W4
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Storage		

Inclusions: fridge, hoodfan, range, dishwasher, washer, dryer, china cupboard (is attached)

Beautifully maintained 2.01 acre acreage offering the ideal balance of acreage living and convenience - minutes from Innisfail with quick access to the highway. This 1979 bungalow is set up with a heated attached garage, heated detached garage, mature outdoor space, extensive gravel driveway with turnaround, and a low maintenance exterior featuring newer wood siding on the south and southwest sides, newer concrete walkways, and easy to care for rock landscaping. Inside, the main floor offers a warm and practical layout with two bedrooms plus a den, multiple entrances, a spacious kitchen with abundant pantry storage, updated range and fridge, laundry and mudroom area, 3-piece main bath, 2-piece bath off the attached garage, and primary bedroom with 3-piece ensuite featuring a newer shower. The sunken living room provides a cozy gathering space and a gas fireplace set into a full height stone feature wall. The lower level adds even more usable space with a large rec room with wood burning fireplace, two additional bedrooms, a 3-piece bathroom, cold room, and rough in for a future kitchen area. Notable features include brand new central vacuum (with an outlet in the attached garage as well!), some upgraded windows, 2017 hot water tank, and excellent storage throughout. The attached double garage is heated, finished, and features polyaspartic coated floors, while the detached garage (20' x 24') offers a "thick concrete pad, gas unit heater, and a brightly finished interior suitable for detail work projects, storage, and hobbies. Outside, enjoy the wood deck where on a clear day you can see a beautiful mountain range, an expertly laid out firepit area, garden space, treed windbreaks, FOUR exterior hot / cold hose bibs for your convenience, and plenty of room to make the most of your acreage lifestyle. A rare opportunity in this sought after corridor...

private, practical, well kept, and sure to please the those who value a solid home and truly functional acreage set up.