



35117 Range Road 25
Rural Red Deer County, Alberta

MLS # A2323872



\$539,000

Division:	Silver Lagoon		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,269 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	1.95 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No N		

Heating:	Baseboard, Forced Air	Water:	Spring, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-35-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R6
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Gas/propane BBQ on the deck, air compressor in the garage and work benches and shelving in the garage

Meticulously maintained bungalow on 1.95 beautifully treed acres backing directly onto the Little Red Deer Ravine. Private, peaceful, and surrounded by nature, this move-in ready property offers the perfect blend of comfort, recreation, and year-round enjoyment. Nestled among mature trees, the home features a bright and inviting sunroom filled with natural light from every angle, creating the perfect space to relax with your morning coffee, enjoy the changing seasons, and watch local wildlife from the comfort of your home. The cozy living area is complemented by a wood-burning stove, providing warmth and charm during the winter months. This charming bungalow offers 2 bedrooms and 2 bathrooms and has been meticulously cared for throughout. A spring-fed well provides excellent water quality, and the property is situated on higher ground within the Silver Lagoon area, outside the flood zone. Step outside onto the deck overlooking the ravine and take in the peaceful surroundings. The property is well-equipped for hosting family and guests, with multiple RV plug-ins throughout the acreage and a unique fully functioning insulated outhouse complete with a sink, shower, and toilet with baseboard heating. The detached garage includes workbenches and 220-volt wiring, making it ideal for projects, hobbies, or additional storage. Several storage sheds provide plenty of room for tools, equipment, and outdoor gear. Whether you're looking for a full-time residence, recreational retreat, or private country escape, this exceptional property offers a rare opportunity to enjoy nature, privacy, and a truly serene setting just steps from the Little Red Deer Ravine.