



GRASSROOTS
REALTY GROUP

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4, 39026 Range Road 275
Rural Red Deer County, Alberta

MLS # A2325349



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,664 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Parking Pad, R		
Lot Size:	1.07 Acres		
Lot Feat:	Back Yard, Landscaped, Many Trees, No Neighbours Behind, Reverse Pie SH		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-39-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Storage, Vinyl Windows		

Inclusions: FRIDGE, SOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, GARDEN SHED, FRIE PITS (2), TV WALL MOUNTS, WELL EQUIPMENT

FULLY DEVELOPED 3 BEDROOM, 3 BATHROOM 4-LEVEL SPLIT ~ 1.07 ACRES IN LINN VALLEY WITH PAVEMENT TO THE DOOR ~ HEATED 27’ X 27’ ATTACHED GARAGE & HEATED 50’ X 30’ SHOP W/1 BATH ~ Just minutes to Red Deer with pavement to the front door ~ Covered front entry welcomes you and leads to a foyer with tile flooring ~ Open concept main living space is complemented by hardwood flooring ~ The living room features a cozy brick-faced fireplace and a large east facing window that overlooks the front yard and allows for natural light to fill the space ~ Host large gathering with ease in the spacious dining room with sliding patio doors to the west facing patio ~ The kitchen offers a functional layout with plenty of white cabinets, ample counter space, full tile backsplash, stainless steel appliances including a gas range and French door fridge, and opens to a breakfast nook with another set of sliding patio doors that access the west facing patio and backyard ~ 2 piece main floor bathroom is conveniently located next to the rear entrance that leads to the deck ~ The upper level offers two generous size bedrooms, both with ample closet space (one bedroom has a walk-in closet), a bonus room and a 4 piece bathroom ~ The lower level has large above grade windows and offers a large bedroom with a walk in closet, a full bathroom with a clawfoot tub, ample storage space and a generous size laundry room with space for storage and convenient access to the attached garage ~ The basement features a huge family room with a cozy brick-faced fireplace, 2 storage rooms and a utility room ~ HEATED 27’ x 27’ attached garage is insulated, finished with painted drywall, has plenty of overhead lights, built in shelving, a window for natural light and a man door to the yard ~ HEATED 50’ x

30' detached shop offers space for up to four vehicles, features two overhead doors, including an oversized RV door, is finished with painted drywall throughout, includes a 3 piece washroom (sink, toilet, and urinal), a separate flex room ideal for an office, gym, or hobby space, convenient overhead storage above the enclosed rooms, and a rear concrete parking pad ~ Paved driveway offers tons of additional parking ~ The west facing backyard is landscaped, surrounded by mature trees and shrubs, has no neighbours behind, two fire pits, a shed with an overhead door, and has a gate to the park and playground just behind ~ Located in the Linn Valley community, this property offers the peace and privacy of country living with the convenience of being just minutes from Red Deer, enjoy paved access, quick connections to Highway 2 and Highway 11A, and community amenities including a park, playground, outdoor hockey rink, and community hall.