



GRASSROOTS
REALTY GROUP

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129, 28319 Township Road 384
Rural Red Deer County, Alberta

MLS # A2328350



\$649,900

Division:	West Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,990 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, Paved, RV Access/Parking		
Lot Size:	1.10 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-38-28-W4
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Laminate Counters, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, dishwasher, antique stove, washer, dryer, central vac & attachments, window coverings, alarm equipment, bar fridge garage door opener & control, garage shelving, riding lawn mower, snow blower, propane BBQ, garden shed, cat & dog house, dog run

YOUR PRIVATE ACREAGE RETREAT JUST MINUTES FROM RED DEER! If you've been searching for space, privacy, and room to grow, this 1.1 acre property delivers it all. Tucked behind a beautiful tree-lined, paved driveway, this home offers the perfect blend of quiet country living with the convenience of being only minutes from the city. With 3,738 square feet of finished living space, this one owner home was designed for families who need flexibility. You'll find five generous bedrooms, 3.5 bathrooms, and multiple living areas — including two family/rec rooms both of which have fireplaces, each adding warmth and character to the space and are ideal for relaxing or entertaining. The main floor features a thoughtful layout with three bedrooms tucked into their own private wing, creating a quiet retreat from the home's central living spaces. The primary bedroom is spacious along with its generous walk-in closet, three piece ensuite and sliding patio doors to the deck. The kitchen offers an abundance of counter and cabinet space along with a unique antique stove set against a stone feature wall. The walkout basement opens directly onto your south-facing yard, offering sunshine, privacy, and mature trees - perfect for kids, pets, and anyone who loves the outdoors. A detached garage provides great space for hobbyists, collectors, or extra storage, and the fully paved access right to your doorstep adds everyday convenience. Standout features include 12" thick exterior walls, covered upper and lower decks built with cedar planks, shingles, hot water tank & furnace updated within the last 10 years. Green space to the west that will not be developed allows for continued views and additional privacy. And for the growing family, the Poplar Ridge K-6 School is just a short distance away. This lovingly cared for home is ready for your

personal touches - update with modern finishes or embrace some of its charming 's character and refresh it your way. If you're dreaming of space, privacy, and a place where your family can truly spread out, this acreage is the one.