



GRASSROOTS
REALTY GROUP

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35277 Range Road 25
Rural Red Deer County, Alberta

MLS # A2329485



\$950,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,981 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, RV Access/Parking		
Lot Size:	80.00 Acres		
Lot Feat:	Farm		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Linoleum, Vinyl	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	17-35-2-W5
Exterior:	Metal Frame, Vinyl Siding	Zoning:	AG
Foundation:	Block, Other	Utilities:	Electricity Connected, Natural Gas Connected, Heating
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to an exceptional 80-acre country property offering the perfect combination of rural living, recreation, and functionality. Ideally located just a 2-minute drive from South Dyke Campground, the beach, and boat launch, this property provides easy access to boating, fishing, camping, and year-round outdoor enjoyment while offering the peace, privacy, and space that only country living can provide. Whether you're looking to establish a small farm, accommodate horses and livestock, or simply enjoy the beauty and freedom of rural Alberta, this property is thoughtfully equipped and ready to go. The land is fenced and cross-fenced with pens and waterers, making it a turnkey setup for farm animals. A heated tack room, indoor chicken coop, and a substantial shop and barn with concrete floors, water service, and a bathroom provide the infrastructure needed for livestock, equipment, hobbies, or a variety of agricultural and recreational uses. The beautifully renovated 5-bedroom mobile home offers comfortable, move-in-ready living. Renovated last year, it features a stylish new kitchen with quartz countertops, updated cabinetry, and new flooring throughout, creating a bright, modern interior with plenty of room for family and guests. With 80 acres to explore and enjoy, there's endless opportunity for horseback riding, ATV adventures, gardening, raising animals, or simply relaxing and taking in the surrounding countryside. Whether you're searching for a full-time residence, a recreational retreat, or a property with the space and infrastructure to support your rural lifestyle, this remarkable acreage offers exceptional versatility in a highly desirable location. Come experience everything this incredible property has to offer. Book your private showing today!

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