



GRASSROOTS
REALTY GROUP

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38260 Range Road 261A
Rural Red Deer County, Alberta

MLS # A2331050



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,153 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	Additional Parking, Off Street, RV Access/Parking		
Lot Size:	6.10 Acres		
Lot Feat:	Irregular Lot, Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-38-26-W4
Exterior:	Concrete, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: AS-IS

6.1 ACRES - AG ZONING - WELL AND SEPTIC SYSTEM IN PLACE - 5 MINUTES FROM RED DEER ON PAVEMENT - BEAUTIFULLY TREED AND VERY PRIVATE - BARN AND GARAGE BUILDING. Build your dream acreage or hobby farm in this prime location close to Red Deer! Offering mature trees and lush pasture, this is an excellent property for horses or a great place to build a home and shop. There is an existing septic tank and field that was installed in 2011, and the existing well was drilled in 2005 and is 375' deep and produces at 6 gallons per minute. The existing house is in poor condition, is considered to have no contributory value and requires demolition.