



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

23403 Township Road 374
Rural Red Deer County, Alberta

MLS # A2336899



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,332 sq.ft.	Age:	1963 (63 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.05 Acres		
Lot Feat:	Many Trees, No Neighbours Behind, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-37-23-W4
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Laminate Counters		

Inclusions: None

Country living right next to town! Welcome to this beautifully renovated 1,300 sq. ft. raised bungalow, situated on an incredible 3.05-acre property just outside the borders of Delburne. Surrounded by mature pine, tamarack, spruce and poplar trees, this park-like acreage offers privacy, space and the convenience of being only minutes from town. Inside, the home has 5 bedrooms, providing plenty of room for a growing family, guests, a home office or hobby space. Numerous upgrades have been completed, including windows, furnace, basement, weeping tile and foundation improvements. A wood stove adds extra warmth and character to the lower level. The property also features a 26' × 36' detached garage, complete with an insulated interior, concrete floor and wood stove for heat. The garage shingles have been replaced within the past three years, and the home also features newer shingles. With 3.05 acres, mature trees and plenty of usable outdoor space, this property is well suited for families, contractors, retirees or anyone looking for room to enjoy a quieter lifestyle without being far from community amenities. Additional property features include a well, septic tank and field, and 100-amp service. A private acreage setting with the convenience of Delburne right next door!