



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

34545 Range Road 43
Rural Red Deer County, Alberta

MLS # A2337130



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	868 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	5.41 Acres		
Lot Feat:	Irregular Lot, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	cr
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Stove, Refrigerator, Washer, Dryer, Window Coverings, Stand up Freezer, Wood Stove, Lockers, Entertainment Center, All Sheds, Dog Run

Treed 5.41 acres southwest of Spruce View and just off the Bowden Hwy on the paved Range Road 43. Tucked nicely in the trees this raised bungalow with offers a large front porch for boots and coats and a good sized pantry. The open kitchen and living area is central to the home with a free standing wood stove and large entertainment centre. Two bedrooms and a full bathroom on the main floor and in the lower level there's a walk out basement with two more bedrooms with wardrobes (one currently being used as the primary bedroom), a three piece bathroom with a shower and a large laundry/utility area. There's a double detached garage and storage sheds as well as a fenced dog run. The fridge, washer and dryer have been updated.