



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25236 Township Road 374
Rural Red Deer County, Alberta

MLS # A2340585



\$999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,432 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	19.15 Acres		
Lot Feat:	Back Yard, Cleared, Creek/River/Stream/Pond, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Most equipment on the property is negotiable

There are acreages that give you more space, and then there are properties that offer an entirely different way of life. Tucked among the trees, pastures and ponds on 19.15 incredibly private acres, this beautifully cared-for property feels a world away, yet sits just 12 minutes from Red Deer city limits. With two residences, two shops, a barn, livestock infrastructure, gardens, greenhouse and chicken coop, this is the kind of place where a truly self-sufficient country lifestyle starts to feel possible. The immaculate 1,431 sq. ft. bungalow has been exceptionally well loved and maintained. Bright and welcoming, it offers three bedrooms, 1.5 bathrooms, main-floor laundry and comfortable open living spaces. Brand new windows, a new deck, new electrical breaker boxes and numerous thoughtful improvements reflect the care that has gone into this home. The main bathroom features a deep tub with a beautiful old-fashioned cast water spout, while the open unfinished basement gives you a clean slate to create exactly what your family needs. Outside is where this property comes to life. New perimeter fencing, numerous gates and multiple pastures create an excellent setup for horses, cattle or other livestock and make rotational grazing easy. The 24' x 36' barn includes three panel stalls and a tack room/brooder area, complemented by the chicken coop, greenhouse and garden space. Two substantial shops provide outstanding workspace and storage. The 30' x 40' shop near the main residence and 30' x 46' second shop both have 220V power, with the second offering excellent unheated, uninsulated machine and storage space. The private second residence creates an incredible opportunity for extended family, independent living or additional income. This one-bedroom, one-bathroom home has a redone upper level and its own deck and firepit overlooking a pond, with

wonderful separation between the two homes. One of the most memorable spaces is the 24' x 24' cabin-style smokehouse. With a woodstove, built-in bar, eating area and smoker, it is made for gathering friends, sharing food and spending winter evenings around the fire. Major septic work was completed for both residences in 2023, adding to the long list of improvements throughout the property. Nearly all equipment used to maintain and enjoy the acreage is also available for purchase separately. There is an unmistakable feeling when you walk this property. It is quiet, incredibly private and exceptionally well cared for. Whether your dream is animals in the pasture, food from your own garden, family living next door, income from the second residence, a shop full of projects or simply a peaceful place where you can see more stars than neighbours, this property gives you the space and infrastructure to make that life your own. It simply feels like home.