



GRASSROOTS
REALTY GROUP

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27244 Highway 42
Rural Red Deer County, Alberta

MLS # A2341707



\$825,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,370 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	9.98 Acres		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	In Floor, Floor Furnace, Propane	Water:	Well
Floors:	Carpet, Hardwood, Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-37-27-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Propane
Features:	Central Vacuum, Closet Organizers, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s), Wired for Sound		

Inclusions: Fridge, Stove, Dishwasher, Microhood, RO system, All window coverings, Dog house, Washer, Dryer, wishing well in frontyard, water softener (as is), sump pump, propane tank, 4 island chairs, central vac and all attachments (as is)

There's usually a trade-off with acreage living. More land can mean an older house. A newer home can mean a longer drive. And finding nearly 10 acres with room for horses or cattle often means compromising somewhere else. 27244 Highway 42 is the exception. Custom built by Trueline Homes, this well-cared-for 1,370 Sq.Ft. Bungalow sits on 9.98 acres with AG zoning, just minutes from Penhold and an easy drive to Red Deer. With 3 Bedrooms, 3 full Bathrooms, an Attached Heated Double Garage and the spaces you use most all on the Main Floor, it offers a combination that is increasingly difficult to find. Inside, the Main Floor feels substantial without being oversized. The Living Room has hardwood flooring, a gas fireplace and an impressive amount of windows, while the adjoining Kitchen gives you the kind of workspace that matters every day. A peninsula provides extra prep and seating space, complemented by warm wood-tone cabinetry, matching appliances, a nicely sized pantry, generous counter space and plenty of storage. A separate Office with built-ins and a built in Murphy Bed gives you a dedicated place to work, organize paperwork or handle the day-to-day without borrowing space from another room. The Primary Bedroom keeps things equally practical with a large Walk-In Closet and private 4 Piece Ensuite. An additional 4 Piece Bathroom and Main Floor Laundry mean everything needed for everyday living is right here, including direct access to the Heated Double Garage. Downstairs, there's considerably more room than you might expect from a Bungalow of this size. A large Rec Room creates a comfortable second living area, with two spacious Bedrooms and another full 4 Piece Bathroom making the lower level equally useful for family, teenagers or overnight guests. There is also ample storage and utility space tucked away where it

belongs. Outside is where this property changes the conversation. 9.98 acres with AG zoning provides the ability to keep horses or cattle, while still putting you minutes from Penhold and Red Deer. It's enough land to enjoy acreage life without making your home feel disconnected from everything else. The home has been well cared for, with new shingles completed in 2023. For buyers who have been searching for acreage without wanting to take on an aging home, major renovations or a lengthy commute, this one hits a very different mark: newer construction, nearly 10 acres, main-floor living and a location that makes country living surprisingly practical.