



GRASSROOTS
REALTY GROUP

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38240 284 Range
Rural Red Deer County, Alberta

MLS # A2342198



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,433 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	2.63 Acres		
Lot Feat:	Few Trees, Gentle Sloping, Lawn, Square Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Wood	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Paid For, Natural Gas
Features:	Beamed Ceilings, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Ride on lawnmower as seen in photos

Want an acreage without the subdivision rules, the long commute, or neighbours right outside your window? This might be the one you've been waiting for. Sitting on 2.63 acres in Red Deer County and just 1.6 km from Highway 11, this property delivers something that's getting harder to find—genuine country living with space, privacy and convenient access to town. Built in 1995, the home offers an impressive 2,433 sq. ft., 5 bedrooms and 2 bathrooms, giving you the flexibility to accommodate a growing family, guests, home offices, hobbies or simply enjoy having room to spread out. Inside, a double-sided fireplace between the living room and family room creates a warm focal point while connecting two generous gathering spaces. Forced-air heating keeps the home comfortable throughout the seasons, while the 23' x 23' attached garage takes winter comfort one step further with in-floor heat—perfect for warm vehicles, a workshop or anyone who spends time tinkering on projects. But acreage living is about more than what's inside the house. Step outside to the covered courtyard on the west side of the home, a sheltered outdoor space that's ready to become your favourite spot for morning coffee, evening dinners, entertaining friends or simply relaxing at the end of the day. With its western exposure, it's an inviting place to settle in and enjoy those long Alberta evenings. The 2.63-acre parcel is partially fenced, offering room for gardens, recreation, pets, toys and all those plans that don't fit comfortably on a city lot. A C-Can and two additional storage sheds provide plenty of practical space for acreage equipment, tools and seasonal belongings. And here's the real secret weapon: you're not tucked into an acreage subdivision. There's room to breathe, room to make the property your own and that unmistakable feeling of being in the country—yet Highway

11 is only 1.6 km away, keeping Red Deer and surrounding communities within easy reach. 2.63 acres. 2,433 sq. ft. 5 bedrooms. 2 bathrooms. Heated attached garage. Covered courtyard. Extra storage. No subdivision. You don't have to choose between country living and convenience. Here, you can have a little bit of both—and a whole lot more room to call your own.