



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

27039 Range Road 173
Dorothy, Alberta

MLS # A2344211



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,520 sq.ft.	Age:	1911 (115 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	98.30 Acres		
Lot Feat:	Cleared, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	3-27-17-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

Inclusions:	N/A
-------------	-----

Welcome to this exceptional 98.3-acre (+/-) riverfront retreat in Dorothy, with potential for subdivision and breathtaking, unobstructed views of the Red Deer River. A true paradise for outdoor enthusiasts, this property offers incredible fishing and scenic paths right outside your door. The main residence has been meticulously maintained and opens to a spacious entryway with main-floor laundry and a 3-piece bath. At the heart of the home is a massive, updated kitchen that flows seamlessly into an expansive dining room and cozy living area—perfect for family gatherings. Two generous bedrooms complete the main level, while the upper floor features two additional bedrooms and a full 4-piece bath. The full basement provides abundant storage space. Additional home updates include newer vinyl windows and a durable metal roof. Outbuildings and extras include: Detached Garage: 22' x 24'; Equestrian / Storage: 3-stall horse barn and a separate bunkhouse; Bonus: A shipping container with included furniture that stays with the property