



GRASSROOTS
REALTY GROUP

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2114 Township Road 372
Rural Red Deer County, Alberta

MLS # A2344437



\$590,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,331 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Aggregate, Driveway-Circular, Front Drive, Guest, Heated		
Lot Size:	5.01 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighb		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Exhaust Fan, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	14-37-2-W5
Exterior:	Metal Siding , Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Sump Pump(s), Vinyl Windows		

Inclusions: none

This GARDEN OF EDEN includes fruit trees like plums, 2 varieties of cherries, apples, chokecherries and goose berries. The rest of the property is discriminately arranged with plenty of evergreen trees, ash, poplar and several varieties of flowering trees to watch the birds at play. 5 acres of fenced land is well maintained and ready for your peace quiet and room to play. This 3 bedroom 1 bath home is well maintained and perfect for you and your family's tranquil country living. The concrete basement foundation measures 950 sq ft and the up stairs measures 381 sq ft. for a total of 1331 of finished living space. The concrete basement is unfinished and ready for your building and design ideas. A 20 X20 heated shop/garage with a concrete floor is good to go for your projects or keeping you vehicle and equipment warm and out of the weather. Upgrades in the home include; a brand new septic tank and field, upgraded furnace, water tank, vinyl windows, shingles and kitchen taps. The large wrap around deck is ideal for summer barbeques for you and all your friends. Private, treed, grassed enclaves in several areas of the property provide sheltered arenas for games like botchy ball, horse shoes, pitch and put, lawn darts, you name it, you can play here.