



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

39040 C&E Trail
Red Deer, Alberta

MLS # A2345512



\$667,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,493 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	1.00 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Dog Run Fenced I		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	4-39-27-W4
Exterior:	Mixed	Zoning:	A-1
Foundation:	Combination, Poured Concrete, See Remarks, Preserved Wood	Utilities:	-
Features:	Separate Entrance, Soaking Tub, Storage		

Inclusions: Refridgerator, builtin dishwasher, stove, window coverings, blinds, washer, dryer, garage door opener with remote(s), basement dishwasher, basement stove, garden shed

This PRIVATE 1-acre property beautifully nestled among mature trees offers the perfect combination of privacy, convenience and natural beauty! Located on pavement the 5-bedroom, 4-bathroom home features a bright, open-concept living and dining area highlighted by an oversized bow window, decorative ceiling and patio doors overlooking the private backyard. With over 2,800 square feet of development the home offers a spacious main floor with fully equipped kitchen leading to sunny eat in breakfast nook. The primary suite is oversized and has a 3-piece ensuite. The home also features a separate entrance and a well-designed lower level providing excellent flexibility for extended family, guests or additional living space. The lower level has large, oversized windows, a full kitchen and 3 additional bedrooms one with its own ensuite. Outside, enjoy the mature, private yard, covered side patio, lower cobblestone patio and wraparound walkway all fully fenced for pets with low maintenance chain link. A oversized 28x28 heated detached double garage provides excellent space for vehicles, storage and hobbies. An amazing opportunity to enjoy acreage living in a beautiful setting without sacrificing the convenience of being minutes from Red Deer. A truly unique property!