



GRASSROOTS
REALTY GROUP

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37412 Range Road 280
Rural Red Deer County, Alberta

MLS # A2345523



\$2,679,900

Division:	NONE		
Cur. Use:	Agricultural, Row Crops		
Style:	2 Storey		
Size:	2,552 sq.ft.	Age:	1993 (33 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Tr		
Lot Size:	156.77 Acres		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Fiberglass	Near Town:	Red Deer
Basement:	Full	LLD:	25-37-28-W4
Exterior:	Brick, Shingle Siding, Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Central Vacuum, French Door, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Major Use: Mixed

Excellent opportunity to own a full 156.77± acre quarter in a great location just minutes from Red Deer and Gasoline Alley, with quick and convenient access to Highway 2A, Highway 2 and Highway 11. The land consists of approximately 132.21± acres of cropland, 22.63± acres of low land and a private 1.93± acre yard site. In addition to the productive farmland, the property generates approximately \$18,220 per year in surface lease income, providing an additional source of annual revenue. The well-kept 2,551± sq ft two-storey home offers plenty of room for a family with 6 bedrooms, 4 bathrooms and a fully developed basement. The home features a large kitchen, dining and living areas along with a family room with a fireplace. Large windows provide plenty of natural light, and the west-facing deck offers great views over the surrounding farmland and is already wired for a hot tub. A number of major upgrades have been completed in recent years, including new windows and blinds in 2023, new French doors in 2023, new siding in 2024 and a new roof in 2025. The home also features in-floor heating, a security system, high-end appliances and an electric entrance gate. Outside, the mature and well-kept yard provides a private country setting surrounded by farmland. A paved driveway leads into the property, and there is plenty of garage and storage space with an attached double garage as well as a detached 36' x 26' triple garage with three 9' x 7' overhead doors. This property brings together a large family home, productive farmland, approximately \$18,220 in annual surface lease income, a private mature yard and an excellent location close to Red Deer and major highways. Whether you're looking to expand your farming operation or want the space and privacy of country living while remaining close to the city, this quarter

offers a great combination of land, location and improvements.