



GRASSROOTS
REALTY GROUP

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37440 Range Road 242
Rural Red Deer County, Alberta

MLS # A2347337



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,815 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	18.68 Acres		
Lot Feat:	Lawn, Many Trees, Pasture, Private, Secluded		

Heating:	In Floor	Water:	Well
Floors:	Concrete, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	34-37-24-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	None	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Open Floorplan, See Remarks		

Inclusions: Tarped Building

Have you ever considered living in a Shouse? This unique shop/house property offers the opportunity to combine your living space, workspace and acreage lifestyle, all in one location. The main building features a large, open shop with in-floor heat throughout, plus comfortable living quarters complete with a full kitchen and full bathroom. Multiple additional rooms provide plenty of flexibility for bedrooms, living areas, an office, storage or hobby space. Outside, you'll find 18.64 acres of privacy with a fenced area ready for horses or livestock, complete with a livestock waterer. An auxiliary well house contains the well head and pressure tank and is heated for year-round use. Located on a quiet dead-end road, just one mile from the pavement at Highway 595 and Range Road 242, this property offers country privacy while still being conveniently close to the city. Whether you're looking for space for your business, hobbies, animals, equipment or simply a different way of country living, this property offers plenty of possibilities.