



GRASSROOTS
REALTY GROUP

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10, 1342 Township Road 361
Rural Red Deer County, Alberta

MLS # A2349450



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,286 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Attached Carport, Double Garage Attached		
Lot Size:	3.41 Acres		
Lot Feat:	Gazebo, Landscaped, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-36-1-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Separate Entrance, Storage, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, microwave, central vac + attachments(as-is), tv mount, garage door opener + remote, water system, 2 freezers in garage, incinerator, 2 greenhouses, playhouse w/truck, gazebo, trampoline, SeaCan

Country living with town convenience. Set on over 3 acres, this beautifully updated bungalow offers the perfect blend of comfort, space, and functionality. Inside, you'll find newer flooring throughout, an updated kitchen, and convenient main-floor laundry that could easily be converted back into a bedroom or flex room. The spacious living room opens onto a large wraparound deck overlooking the mature, private yard—an ideal setting for relaxing or entertaining. The main floor also features a generous entry with mudroom and two updated bathrooms. Downstairs, the fully finished basement offers two additional bedrooms, a home office or potential fourth bedroom, and a large family/rec room highlighted by a cozy gas fireplace. Outside, this property is exceptionally well equipped with an attached garage plus carport, a 40' x 48' shop, two greenhouses, a seacan for extra storage, and a horse pasture with shed—perfect for hobby farming, home-based projects, or storing all your toys. Recent upgrades include an H2O2 peroxide water treatment system, central air conditioning, hot water heater, siding, shingles, windows, septic pump, well pump, and chain-link fencing. A rare opportunity to enjoy modern updates, incredible outbuildings, and peaceful acreage living just minutes from town.