



**GRASSROOTS**  
REALTY GROUP

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**39070 Range Road 281**  
**Rural Red Deer County, Alberta**

**MLS # A2154737**



**\$1,980,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,614 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Gravel Driveway, Heated Garage, Parking		
<b>Lot Size:</b>	17.92 Acres		
<b>Lot Feat:</b>	Environmental Reserve, Fruit Trees/Shrub(s), Landscaped, Level, Standard S		

**Heating:** High Efficiency, In Floor, Natural Gas

**Water:** Well

**Floors:** Hardwood, Tile, Vinyl Plank

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle, Metal

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Brick, Wood Siding

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Recreation Facilities

**Inclusions:** Refrigerator, Stovetop, Oven, Warming Oven, Dishwasher, Bar Fridge, Garage Freezer, Washer, Dryer, 4 Sheds, , Vintage Safe in basement: Mobile Home Inclusions-Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings

17.9 ACRES 10 minutes west of Red Deer with 2 residences, HUGE SHOP plus Quonset and more!! Walk into this spacious bungalow that was fully renovated in 2016 with gleaming hardwood and tile floors and granite countertops throughout. Experience the open kitchen with large island, convection stove top and wall oven, plus a warming oven and beautiful cabinetry. Enjoy the wood burning fireplace in the living room or the gas fireplace in the lovely elegant family room. The large primary bedroom has a luxury 5 piece ensuite with deep jetted tub and walk in closet. There are 2 other main floor bedrooms plus another full bathroom. Downstairs is the open recreation area, cold room, and furnace room with 2 furnaces, water softener and A/C. The convenient oversized double attached garage has radiant heat perfect for protection from the cold. The 2014 manufactured home also on the same property has 3 bedrooms, 2 full baths and is in LIKE NEW condition with A/C, a walk in pantry, and walk in closet in the primary bedroom. There are 2 amazing outbuildings on this property. The 60 X 100 shop is heated with radiant heat and has 3 over sized garage doors, 2 are 14' high and the middle is 16' high. There is another 70 X 40 quonset for extra storage. Both outbuildings have metal roofs. The crop land is already leased for this year, but will be ready to plant for the next season. This incredible acreage is right off of hwy 11A close to Red Deer.