

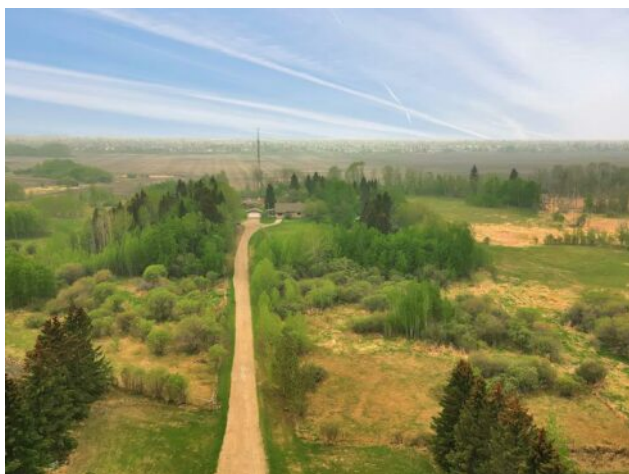


GRASSROOTS
REALTY GROUP

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RR 270
Rural Red Deer County, Alberta

MLS # A2174820



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,220 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Quad or More Detached, RV Garage		
Lot Size:	80.00 Acres		
Lot Feat:	Back Yard, Brush, Cleared, Farm		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Private Sewer, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	12-38-27-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	A! Future Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Moblie Home Appliances

Fabulous opportunity with recent renovation upgrades! Invest in your future and enjoy complete privacy on this 80-acre parcel, located within Red Deer's intermunicipal district along its eastern boundary. This property offers a wonderful rural lifestyle, a solid investment hold, dual-residence living, and multiple streams of farming income, including livestock, equestrian, solar, tree farming, market gardening, and grain. With its proximity to the city, this is a unique opportunity where your living investment is sure to appreciate over time. The property features a 2-storey main house (built in 1974), a mobile home (1991), a 24'x24' detached garage (1976), a 40'x26' insulated shop with cement flooring, a 50'x24' cold storage pole-style shop (1998), and numerous other outbuildings. The land is level, with approximately 32 acres of arable farmland featuring excellent soil quality, expansive pastures, low-lying areas, treed and brush sections, and a beautiful tree-lined driveway that leads from paved Range Road 270 to the yard site. The main home offers a functional layout with a main floor master bedroom, two living areas (one with a wood-burning fireplace), a kitchen complete with an indoor barbecue, and a renovated 2-piece bath. The expansive bonus room addition features a gas fireplace, patio doors to the south-facing deck, and a bar area perfect for entertaining. Upstairs, you'll find a roomy bedroom with a Juliette balcony, a 4-piece bathroom, and an adjoining space with two additional sleeping areas. The lower level is wide open and offers ample storage, a utility area, and laundry. The well-maintained mobile home includes 2 bedrooms, 1 bathroom, upgraded vinyl windows (2007), a south-facing covered deck, and a parking shelter. Renovation highlights include new windows for both the house and mobile home (2007), a fully renovated main floor

2-piece bath, and a complete second floor renovation with new doors, trim, and paint. Also a complete bathroom reno including shower, flooring, vanity, and paint. Additional upgrades include shingles and siding on the house (2011) and a replacement of the septic tank (1992). Zoned A1 Future Urban Development District, this property allows for agricultural and related uses until the land is needed for urban development. This property is a rare combination of lifestyle, investment, income potential, and privacy—an opportunity that rarely comes along!