



GRASSROOTS
REALTY GROUP

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37559 RR224
Rural Red Deer County, Alberta

MLS # A2214014



\$760,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,627 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Gravel Driveway		
Lot Size:	21.37 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Lawn, M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Partial	LLD:	33-37-22-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: Tree house, Wood Stove x2, Livestock waterer, green house, mounted swinging gates, front entry gates, dog kennel. Shed by shop, 3 sided shelter

This unique property offers 21.37 acres of beautifully treed land with a private, mature yard, perfect for those seeking space, nature, and versatility. The main home is spacious and open with kitchen, living room, dining room and 3 bedrooms with 2 bathrooms on the main floor. Oversized primary bedroom has ensuite and walk in closet. This home has seen numerous updates, including new windows, renos in basement and kitchen. The property is complemented by a second, fully equipped one-bedroom guest house with its own kitchen, bathroom, living room, and carport — ideal for extended family, or guests. Enjoy self-sufficiency with two gardens, a tunnel greenhouse, and a dugout, while the 20x40 heated shop (wood stove) provides year-round workspace. The land is fully fenced and cross-fenced with a dedicated riding arena, making it perfect for hobby farming or equestrian use. A rare find with endless possibilities!