



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

150, 36214 250 Range Road
Rural Red Deer County, Alberta

MLS # A2217107



\$799,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 852 sq.ft. | Age: | 1966 (59 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Front Drive, None | | |
| Lot Size: | 1.36 Acres | | |
| Lot Feat: | Back Lane, Cul-De-Sac, Front Yard, Garden, Lake, Landscaped, Lawn, Level | | |

| | | | |
|-------------|--|------------|-------------------------|
| Heating: | Baseboard, Wood Stove | Water: | Other |
| Floors: | Slate, Softwood | Sewer: | Septic Tank |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | 7-36-24-W4 |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R-6 (Resort Residential |
| Foundation: | Block, Piling(s) | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Natural Woodwork, Open Floorplan, Track Lighting, Vaulted Ceiling(s) | | |

Inclusions: electric fireplace in the sunroom

Visit REALTOR® website for additional information. Rare opportunity at Pine Lake! This beautiful 1.36-acre waterfront retreat offers over 400 ft of private shoreline, surrounded by mature spruce and pine. The charming 852 sq. ft. cabin features 3 bedrooms, a renovated kitchen with granite counters, stainless appliances, updated bath, wood stove, and a 248 sq. ft. sunroom with stunning lake views. Upgrades include a new well, natural gas (2020), metal roof, and vinyl windows. A 528 sq. ft. finished accessory building offers a cozy space for entertaining, complete with a kitchen, dining area, full bath, gas fireplace, and more! Enjoy a 25x25 fenced garden, stone firepit, and peaceful outdoor living. Just 30 min to Red Deer, 90 min to Calgary!