



GRASSROOTS
REALTY GROUP

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39081 C&E Trail
Rural Red Deer County, Alberta

MLS # A2217393



\$719,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,832 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	1.61 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	4-39-27-W4
Zoning:	R1
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener with Remote

This fully developed 2 story is situated on 1.61 acres in a flat private setting less than 3 minutes north of Red Deer. This home is fully developed with 5 bedrooms & 3 bathrooms. A 28x28 oversized, heated garage. The home has been well maintained over the years and shows great. All windows replaced in 2021/2022, Asphalt driveway, Shingles replaced in 2015, Newer pumps in both the well and septic. Huge deck, fire pit area, several fruit trees and the property is mostly cross fenced. Great value for an acreage on pavement close to town. Directions: 1 mile north on Taylor Drive past HWY 11A on C&E Trail, on east side.