



GRASSROOTS
REALTY GROUP

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35020 Range Road 11
Rural Red Deer County, Alberta

MLS # A2217654



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,830 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	2
Garage:	Quad or More Attached		
Lot Size:	6.13 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Private		

Heating:	Boiler, In Floor, Propane, Zoned	Water:	Well
Floors:	Concrete	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	2-35-1-W5
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: 2 hoists, home furniture

The sky is the limit with this beautiful acreage, huge shop and living quarters just minutes to Bowden and Innisfail. This dream shop is 2609 square feet in the main area with 2 additional 32 x 10 bays to the west side of the shop with access doors into the main shop area. Operate a business, build your future dream home or do both! This 6.13 acre property is zoned Ag which allows for certain businesses with the County of Red Deer approval. Currently set up for horses it features three approaches with less than .5 km to pavement, powered custom gate, underground power, three RV hook ups and excellent well with 15 igpm. The 2017 commercially constructed shop is built with 8x8 on concrete pilings with 5 separate heating zones all on thermostats, the North and South main doors are 14ft x 14ft and the ceiling of the main area is 16ft tall, South side of property has 3 overhead doors all powered. Top of the line boiler system, additional independent radiant tube heater, reverse osmosis, upgraded insulation in attic and engineered flooring system enhance this top of the line building. There is a kitchen area with soft close hickory cabinets, granite and stainless appliances, living room and washroom on the main level. The upper level features an bonus area with pool table, bedroom and bathroom. This property is self sufficient with septic, well, propane and back up generator (on propane). The extensively landscaped yard features a garden area with spruce, cherry trees, honey-berries, plum trees, currants and strawberries. The north seacan features underground power, siding and has lights. West of the property is an environmentally protected area (no neighbors or development to the west). The outdoor kitchen and covered veranda is great for entertaining guests on those beautiful summer days. There is a separate building that is heated and set up for laundry with

additional storage. This property is one of a kind.