



GRASSROOTS
REALTY GROUP

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36009 Highway 2A S
Rural Red Deer County, Alberta

MLS # A2223553



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,935 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Level, Many Trees,		

Heating: In Floor, Forced Air, Natural Gas

Water: Well

Floors: Laminate

Sewer: Septic Field, Septic Tank

Roof: Metal

Condo Fee: -

Basement: Finished, Full

LLD: 3-36-28-W4

Exterior: Vinyl Siding, Wood Frame

Zoning: AG

Foundation: Poured Concrete

Utilities: -

Features: Crown Molding, Granite Counters, Open Floorplan, Skylight(s), Vinyl Windows

Inclusions: n/a

Located minutes from Innisfail! Looking for that perfectly sized acreage that gives you so many options your mind will run wild? Then check this one out! Let's start with the shop/ and attached garage you will not find a set up like this anywhere else. Supersized at 46 x 70 it features upper level mezzanine, bathroom, storage, office area space, two compressors/with airlines, make-up air and exhaust system, roughed in air conditioning with unit in place and security cameras & alarms. Basically a commercial sized shop to put any type of business you like. Large garage door entrance for storing anything from your motorhome to your big rig. Shop previously was used for ongoing mechanical business so once you tour you will discover endless possibilities for your own dream shop or business ideas. Pride of ownership can be seen immediately entering the property with a very well landscaped and private green space. Brand new metal roofs in 2023. Windows 2016. 5 new skylights in 2023. And complete exterior of this home in 2023. Attached heated double garage and decking on both sides of the home with gas outlets for the bbq. It does not stop at the front door. Entering the home you find newer laminate throughout the home NO CARPET. Main floor laundry maple kitchen kitchen cabinets accented with granite counter tops. Open kitchen concept with large dining room which spreads out to the 4 seasons atrium/sunroom with hot tub to enjoy. Large primary bedroom with newer walk-in shower and walk-in closet. Second larger bedroom and living room featuring beautiful trayed ceiling complete this well-laid out main floor plan. Basement also includes newer laminate flooring with den, exercise room, bedroom and family room with fireplace. New well pump and pressure tanks! This property needs absolutely nothing but you and your dreams of wonderful acreage living. Live

and work from home!! Shop can be used for many commercial applications and leased out great source of income if not needed. Original home 1945 addition 1994 major upgrades throughout 2012 and on.