



**GRASSROOTS**  
REALTY GROUP

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**36462 Range Road 30**  
**Rural Red Deer County, Alberta**

**MLS # A2226854**



**\$500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,612 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Driveway, RV Access/Parking, Single Garage Detached, U		
<b>Lot Size:</b>	5.46 Acres		
<b>Lot Feat:</b>	Front Yard, Garden, Greenbelt, Lawn, Many Trees, No Neighbours Behind, P		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	25-36-3-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Sump Pump(s), Vinyl Windows, Wood Windows		

**Inclusions:** Shed, Hot tub, as is where is

Welcome to 36462 Range Road 30 – a peaceful and private 5.46-acre retreat surrounded by mature trees and located just minutes from Spruce View, Markerville, Innisfail, and Sylvan Lake. This beautifully treed acreage offers the perfect blend of privacy, convenience, and rural charm, all with pavement right to the door. This spacious and thoughtfully designed home offers over 1,600 square feet above grade. Includes 2 bedrooms up, 2 full bathrooms up, 2 bedrooms down and a half bathroom down. The main level features newer windows that allow natural light to flow throughout the home. The large country kitchen is ideal for family living and entertaining, complete with a gas stove, ample cabinetry, and a seamless connection to the dining space and the north-facing covered deck—perfect for relaxing and enjoying the peaceful surroundings. The main floor also includes a generous laundry room and two bedrooms, including a stunning primary suite featuring a walk-in closet and a beautiful ensuite with a vintage-style clawfoot tub and open shower, ideal for unwinding after a long day. The home’s efficient heating system includes a boiler with in-floor heat, a forced-air furnace, and a hot water tank for year-round comfort. Downstairs, the partially finished basement offers incredible potential with two more bedrooms, a large family room/bedroom, a common area, a cold storage room, 1/2 bath, plus including a sump pump for ease of mind, and ample space to customize to your needs as well as a large crawl space. Outdoors, the property offers so much, plenty of space for a future garage or shop, room for the kids to play, and the peace and quiet of country living—all while being just a short drive to nearby communities and amenities, again, right on Range Road 30 with pavement to your driveway. There’s also a covered deck,

a designated chicken coop area, and endless opportunities for gardens, hobbies, or simply enjoying the natural beauty. Whether you're looking for a family acreage, a peaceful country getaway, or a place to live the acreage lifestyle with modern conveniences, this property delivers. Acreages of this size and location are rare at this price point—don't miss your opportunity to make it yours.