



**GRASSROOTS**  
REALTY GROUP

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

**24357 Township Road 352**  
**Rural Red Deer County, Alberta**

**MLS # A2228665**



**\$534,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,131 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Farm, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn,		

<b>Heating:</b>	Boiler, Hot Water, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-1 Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Natural Woodwork, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wood Windows		

**Inclusions:** N/A

Charming Early 1900s Renovated Acreage Home with Character and Modern Comforts Step into timeless elegance with this beautifully renovated early 1900s home that blends classic character with modern updates. Set on a spacious acreage, this property offers both the serenity of country living and the functionality of a thoughtfully updated residence. Inside, you'll find original hardwood flooring that flows throughout the main and upper levels, adding warmth and historical charm. Entering through the back mudroom, you're greeted by a practical laundry and storage area—ideal for country living. The heart of the home is the open-concept kitchen and dining space, perfect for hosting family dinners and lively gatherings. Just off the dining area is a cozy family room, where you can relax by the wood-burning stove on cooler evenings. A convenient 3-piece bathroom with shower and a welcoming front foyer complete the main floor. Upstairs, the second level offers four generously sized bedrooms, each with large closets, and a charming 3-piece bathroom featuring a relaxing soaker tub—perfect for unwinding at the end of the day. The unfinished basement offers ample space for storage or future development, while the home is efficiently heated with a boiler system and hot water radiators in every room. The original boiler remains as a historic touch but has been updated with a modern system for efficiency. Recent updates include: Vinyl windows throughout most of the home Durable metal roofing Dual tank septic system Reliable water well Outbuildings add even more value and versatility: Double detached garage 30' x 50'; workshop—ideal for projects or equipment storage 30' x 46' barn with loft Storage shed Heated well house with additional storage Whether you're dreaming of homesteading, hobby farming, or simply enjoying

wide open spaces, this property offers the best of acreage living. With plenty of room for RVs, toys, and outdoor activities, this is a rare opportunity to own a piece of history—;with room to grow.