



GRASSROOTS
REALTY GROUP

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

36439 Range Road 20A
Rural Red Deer County, Alberta

MLS # A2229343



\$799,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,453 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Garage Door Opener, Insulated, Oversized, Parking Pad, Qu		
Lot Size:	21.50 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Pasture, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-36-2-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Wood	Utilities:	Natural Gas Paid, Electricity Connected, Phone, Satel
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Storage		

Inclusions: Cell Phone Booster in Shop, Cistern in Shop, Air Compressor in Shop

Minutes to historic Markerville this 21+/- acre property offers a variety of opportunities for country living, recreational or business aspirations. This property boasts a comfortable 5 bedroom, 2 full bathroom home family home with updated kitchen leading to the dining room with patio doors to the large deck (perfect for entertaining). The primary bedroom has entry to an ensuite that is also accessible via the laundry room, two more bedrooms and 4pc bathroom complete the upper level. Downstairs you are greeted by a large family room with cozy wood burning stove, two more bedrooms and large storage room. The incredible 40x64 shop boasts a covered 12x64 lean-to, in-floor heat, floor drain, 2 overhead shop doors, office space, bathroom, storage area, boiler system and was built large enough to accommodate semi's or RV's. The 30x48 triple car garage has 2 heated bays, 1 unheated . This acreage is nicely landscaped with room to roam, has large garden area, set up for horses or other livestock, has a seasonal creek and the additional benefit of Medicine River frontage! A quick 25 minute drive to Red Deer, 15 minutes to Sylvan Lake and close to Gleniffer Lake and Spruce View provides all city and recreational benefits with country living. Renovations and updates include kitchen in 2014 / furnace, central air conditioning, hot water tank in 2017 / new shingles in 2019 / shop in 2007 / updated water well / ensuite bathroom update 2018 / all plumbing in 2018 / new deck boards 2024 with stain in 2025.