



GRASSROOTS
REALTY GROUP

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26439 Township Road 382
Rural Red Deer County, Alberta

MLS # A2234715



\$1,099,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,892 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	16.90 Acres		
Lot Feat:	Landscaped, Many Trees, Private, Views		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding, Log, Wood Frame
Foundation:	None
Features:	Beamed Ceilings, Central Vacuum, Vaulted Ceiling(s)

Water:	Well
Sewer:	Mound Septic, Septic Tank
Condo Fee:	-
LLD:	8-38-26-W4
Zoning:	AG
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door openers & controls (2), shop garage opener and control (1), greenhouse, garden beds, hot tub

Incredible opportunity to own a piece of paradise just minutes East of Red Deer with breathtaking views of the city! This gated & updated bungalow with cedar accents all throughout is full of charm boasting over 2800 Sq Ft on just under 17 acres. This home is full of character offering three nice size bedrooms including a primary suite fit for King size furniture and a stunning 3pc ensuite. There is tons of space to entertain guests with two large living rooms with amazing natural light all throughout. The stone facing wood burning fireplace is a highlight of the home. The renovated kitchen offers upgraded stainless steel appliances, granite countertops and more than enough cabinet space. There is a large sunroom which is the perfect spot to unwind after a long day OR on the gorgeous wrap around deck that will have you in awe. The property is one of a kind and is full of possibilities. Additional extra features include newer windows (majority), a hot tub, shingles (2 years ago), a newer greenhouse, an oversized double attached garage with full recreation area, water softener, new well pump, tons of landscaping and concrete work and of course the 30x40 quonset, 60x40 shop and additional outbuildings. If a view is important to you then this is something worth viewing! Subdividing possibilities to be discussed with Red Deer County.