



GRASSROOTS
REALTY GROUP

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36303 Highway 816
Rural Red Deer County, Alberta

MLS # A2235634



\$597,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,291 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	4.55 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Gentle Sloping, Many Trees, Private, Wooded		

Heating:	In Floor, Wood Stove	Water:	Well
Floors:	Concrete	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	23-36-25-W4
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	AG
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Green-built and thoughtfully designed for simplistic living, this unique home sits on 4.55+ acres just 2 minutes from Pine Lake. Surrounded by beautiful mature trees, the open-concept layout features bright modern décor, a wood-burning stove, gas range, and a full 4-piece bathroom. The upper loft accommodates a king-size suite plus three bunks, with rough-ins in place if you wish to add walls. The north side of the main floor is roughed in for a future primary bedroom. Ideal for hobby farming or homesteading with an established garden and chicken coop. A peaceful rural retreat, close to the lake with modern touches and endless potential.