



**GRASSROOTS**  
REALTY GROUP

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**36235 Range Road 274**  
**Rural Red Deer County, Alberta**

**MLS # A2236418**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Drive Through, Driveway		
<b>Lot Size:</b>	5.16 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, Garden, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-36-27-W4
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Combination, Piling(s)	<b>Utilities:</b>	Electricity, Natural Gas, High Speed Internet, Phone, S
<b>Features:</b>	No Smoking Home		

**Inclusions:** Lawnmower Tractor and Antique Storage Cabinet in Porch

Location, location, location! 10 minutes to Innisfail or Penhold and 20 minutes to Red Deer or Pine Lake. Pavement practically to the front door! Melodic birdsong fills the air of this charming, tranquil property. This conveniently located acreage offers oodles of storage options for ATVs, quads, boats or anything you need to keep indoors and out of the elements. The largest shop on the property also boasts a good sized animal stall with a door leading to a fenced-in pen. If you've ever dreamed of owning a horse, an emu or an ostrich, this property can accommodate. There are even a couple of outdoor water hydrants/pumps, one of which could easily be converted to a livestock waterer. Entering the home, you will be greeted by a covered, east facing deck, perfect for morning coffee on summer days. This home has 5 bedrooms and 2 furnaces to keep you nice and warm in the winter. A new septic field and tank were installed in 2019. This beautiful property enjoys a secluded yard with a well established vegetable garden, Saskatoon berry trees, strawberries, raspberries, a chamomile bush and a variety of perennials. If you are happy living in a comfy, functional home overlooking miles of farmland, this may be the one!