



GRASSROOTS
REALTY GROUP

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36235 Range Road 274
Rural Red Deer County, Alberta

MLS # A2236418



\$599,900

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

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

Inclusions: Lawnmower Tractor and Antique Storage Cabinet in Porch

Location, location, location! 12 minutes to Innisfail or Red Deer, 6 minutes to Penhold and 3 minutes to the QE2. 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 or livestock, this property can accommodate. There are even a couple of outdoor water hydrants, one of which could be used as 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, herbs and a variety of perennials. If you are happy living in a comfy, functional home overlooking miles of farmland, this may be the one!