



GRASSROOTS
REALTY GROUP

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35266, Range Road 283
Rural Red Deer County, Alberta

MLS # A2238039



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,288 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	1.94 Acres		
Lot Feat:	Back Yard, Cleared, Front Yard, Greenbelt, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Storage Sheds

Welcome to this beautiful 1.94-acre acreage just 4 mins from Innisfail and on paved roads then entire making the location of this property very hard to beat. You will drive in on a long driveway and through a beautifully treed and landscaped front yard all the way to the property. This bungalow is 1288 square feet with a beautiful open floor plan in the main area with an open and prefect flowing kitchen and dining area as well as a spacious living room. The home consists of 4 bedrooms with 3 up and 1 down as well and 2 full bathrooms and a half bath too. The living room has a cozy wood stove perfect for cool lazy nights. The basement of the home has the perfect open layout, great for kids being kids or entertaining company. The 3-car heated garage is another unreal perk to this property and allows you a workspace and a parking place all under the same roof. Now the property itself, the private backyard and beautiful deck are absolutely stunning on these summer nights. The yard consists of many fruit trees such as apple, pear, apricot and cherry, along with raspberry and Saskatoon bushes all on the property. The back yard also will have extra storage sheds staying on the property to give you even more room to put everything. Acreage living only 4 minutes from town on all paved roads on 1.94 acres of usable beautiful land with farmland behind it and a beautiful bungalow with 3 car garage to top it off. This home will check a lot of boxes.