



GRASSROOTS
REALTY GROUP

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**39035 10 Range Road
Red Deer, Alberta**

MLS # A2239343



\$864,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,733 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Greenbelt, Landscaped, Lawn, Level, No F		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-39-28-W4
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Generator		

Visit REALTOR® Website for additional information. Discover the perfect blend of space, comfort, & convenience with this beautifully maintained 5-bed, 3-bath home with A/C, an oversized double attached garage, situated on 3 acres in a prime location. With paved access all the way up to the driveway this home is just 5 min to Sylvan Lake & 10 min to north Red Deer. Enjoy peaceful country living with nearby amenities. The main floor features a spacious living room with wood-burning fireplace, functional kitchen with dining area, large primary with walk-in closet & 4-pc ensuite, 2 more beds, a full bath, & laundry/mudroom. The finished basement includes a huge rec room, bar area, 2 additional beds, 4 pc bath & common area plus great storage. The private acreage gives you space to breathe, garden, build, or simply enjoy quiet country views while sitting around the firepit or on the patio.