



GRASSROOTS
REALTY GROUP

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293068 Deer Valley Lane Lane
Rural Kneehill County, Alberta

MLS # A2239774



\$545,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,894 sq.ft.	Age:	1940 (85 yrs old)
Beds:	1	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage		
Lot Size:	11.79 Acres		
Lot Feat:	Creek/River/Stream/Pond, Many Trees, Native Plants, Private, Secluded		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	24-29-21-W4
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	A
Foundation:	Other	Utilities:	-
Features:	French Door, Solar Tube(s)		

Inclusions: N/A

Welcome to your private paradise along the scenic Red Deer River and Kneehill Creek. This 1,894 sq ft home offers a rare opportunity to own nearly 12 acres of beautifully treed, secluded land—complete with a double detached garage which includes spacious working area, ideal for hobbies or storage. Surrounded by nature and nestled at the end of a private drive, this property is perfect for those seeking peace, privacy, and panoramic views. Explore a network of winding trails through mature trees, enjoy summer nights around the firepit by the river's edge, or unwind on the expansive deck overlooking the breathtaking natural landscape. Inside, the home offers comfortable living with room to grow, while outside, the lush green space and tranquil surroundings invite endless outdoor adventures. The previous owner has built a berm to provide added peace of mind and protection. Whether you're looking for a full-time residence, recreational escape, or a scenic spot to settle down near Drumheller, this one-of-a-kind property is a must-see. Don't miss your chance to own this piece of riverfront paradise. Schedule your private tour today!