



GRASSROOTS
REALTY GROUP

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26512 Township Road 362
Rural Red Deer County, Alberta

MLS # A2244874



\$1,299,000

Division:	NONE		
Cur. Use:	Agricultural, Pasture		
Style:	Bungalow		
Size:	1,174 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway		
Lot Size:	155.01 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Concrete, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Penhold
Basement:	Finished, Full, Walk-Out To Grade	LLD:	18-36-26-W4
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Major Use: Canola, Hay

Welcome to your own piece of paradise! This stunning 155-acre parcel is perfectly situated just 20 minutes from both Red Deer and Innisfail, offering the best of rural serenity with convenient access to town amenities. With approximately 100 arable acres and a picturesque blend of open land and mature trees, the opportunities here are endless—whether you're looking to farm, raise horses, or simply enjoy the peace and privacy. The beautifully updated home sits on a newer foundation (2005) and features a wraparound deck where you can take in breathtaking panoramic views of the surrounding parkland—perfect for morning coffee or watching the sun set in the evening. Inside, the main floor is flooded with natural light thanks to large windows that showcase the incredible scenery. The spacious living room welcomes you with durable vinyl plank flooring, while the kitchen is a true showstopper with its large island, quartz countertops, shaker-style cabinets, and walk-in pantry. There are two good-sized bedrooms and a stylish 4-piece bathroom on the main level. The fully finished walkout basement adds even more space with a generous games room, two additional bedrooms, and another full bathroom. An oversized double garage (31'6" x 26'9") with dual overhead doors is ready for your finishing touches. For horse lovers, this property is already set up with four paddocks, automatic waterers and offers plenty of room for further development or recreational use. This is a rare opportunity to own a truly versatile and scenic property—an ideal blend of comfort, space, and natural beauty.