



GRASSROOTS
REALTY GROUP

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114, 35102 Range Road 24
Rural Red Deer County, Alberta

MLS # A2248384



\$459,900

Division:	Red Lodge Estates		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,281 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	1.03 Acres		
Lot Feat:	Corner Lot, Dog Run Fenced In, Landscaped, Lawn, Many Trees, Private, Re		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	8-35-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-6
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Refrigerator, Microwave, portable dishwasher, washer, dryer, stove, window coverings, garage door opener & remote, central vac & attachments, Ring security system, starlink satellite, cell phone booster.

Just 13 minutes to the Glennifer Lake boat launch, this 1.03-acre property offers the perfect balance of privacy and outdoor adventure. The bright open-concept main floor features vaulted ceilings, a cozy natural gas fireplace in the living room, and a kitchen with a breakfast bar flowing into the dining area. Two bedrooms, a 4-piece bath, and laundry are conveniently located on the main level, along with a charming solarium that opens to the deck. Upstairs, the loft-style primary suite boasts a 2-piece ensuite and walk-in closet. The single-car garage offers pull-through doors on both ends, while the backyard is partially fenced—ideal for children or pets. Enjoy evenings around the firepit in the treed area, plus a second shed for extra storage. Recent upgrades include new PEX plumbing (2022), furnace, hot water tank, pressure tank, and central air (2020). For added peace of mind, a camera security system is included, along with the option to assume the Starlink internet contract. Close to the lake and Little Red Deer River—perfect for boating, fishing, hiking, and year-round recreation!