



**GRASSROOTS**  
REALTY GROUP

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76, 26540 Highway 11  
Rural Red Deer County, Alberta

MLS # A2250651



**\$799,900**

<b>Division:</b>	Balmoral Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,858 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad, Paved, RV Access/Parking		
<b>Lot Size:</b>	1.70 Acres		
<b>Lot Feat:</b>	Back Yard, Greenbelt, Landscaped, Lawn, Many Trees, No Neighbours Behin		

**Heating:** In Floor Roughed-In, Fireplace(s), Forced Air

**Water:** Well

**Floors:** Ceramic Tile, Hardwood, Linoleum

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

**LLD:** 19-38-26-W4

**Exterior:** Concrete, Stucco, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Closet Organizers

**Inclusions:** Dishwasher, Fridge, Stove, washer, dryer, garage opener & control(s), Central Vac & attachments, RO Water system, Shed.

Beautiful 4 bed, 3 bath walkout raised bungalow on 1.70 acres surrounded by mature spruce trees for privacy and tranquility. The main floor features a formal living and dining room, a bright kitchen with a newer Wi-Fi induction stovetop, breakfast nook, and patio access for BBQs. The primary bedroom includes a walk-in closet, 4pc ensuite, and private balcony overlooking the backyard oasis. Two additional bedrooms and a full 4pc bath complete the main level. The walkout basement offers a cozy family room with wood-burning fireplace, laundry area, cold storage, a fourth bedroom, 3pc bath, and a bright flex room perfect for an office or additional bedroom. Dedicated lower-level entry enhances privacy and independence for home based business or family members. Additional features include an attached double garage, paved driveway, RV parking, and fiber optic internet. The beautifully landscaped, private backyard is filled with perennials and a garden. Brand new dishwasher, shingles are approx. 6 years old and the septic system was cleaned out in 2024&mdash;move-in ready and well maintained!