



**GRASSROOTS**  
REALTY GROUP

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**35267 Range Road 264**  
**Rural Red Deer County, Alberta**

**MLS # A2251090**



**\$510,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, None		
<b>Lot Size:</b>	7.50 Acres		
<b>Lot Feat:</b>	Lawn, Pasture, Private, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-35-26-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Oven, Microwave, Washer & Dryer, Swing Set, Sand Pit, Trampoline

Enjoy the peaceful lifestyle of acreage living just 15 minutes from Innisfail and 30 minutes from Red Deer. This beautiful 7.5-acre property perfectly blends the lifestyle of comfort and country living. The 2005 manufactured home features four bedrooms, including a spacious primary suite with a three-piece bath having a relaxing jetted tub. A cozy wood-burning fireplace creates a warm gathering space, while the kitchen has been updated with a new oven in 2024, making it move-in ready for the next owners. Outdoors, the acreage is set up to enjoy both work and play. A 24 &times; 30 ft shop with natural gas heat and water is ideal for hobbies, projects, or extra storage, and a brand-new 12 &times; 38 ft storage shed provides ample room for equipment and tools. Families will love the swing set, sand pit, and trampoline, while a nicely fenced garden adds the perfect touch for those who enjoy food from a garden. The property also includes a fully fenced 2.5 acre area with remote power and water connections for expansion. This acreage has been well cared for with a 10-year-old septic system featuring a new pump in 2024. With room to spread out, space for your pets, fenced gardening, and the comforts of a well-maintained home, this property is ready to welcome its next chapter.