



**GRASSROOTS**  
REALTY GROUP

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**39070 Range Raod 283**  
**Rural Red Deer County, Alberta**

**MLS # A2251437**



**\$1,620,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural, Cattle, Grazing, Pasture		
<b>Style:</b>	Bungalow		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	-		
<b>Lot Size:</b>	103.69 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Pasture, Paved, Private, Secluded, Treed, Wooded		

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Red Deer
<b>Basement:</b>	-	<b>LLD:</b>	4-39-28-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Ceiling Fan(s), Double Vanity, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Soaking Tub		
<b>Major Use:</b>	Cow, Grain, Hay, Pasture		

Opportunity awaits on this diverse 103-acre parcel located in a beautiful farming community, only 6 minutes from Red Deer and Sylvan Lake on pavement. The land offers a mix of grain, hay, pasture, and timber, plus excellent infrastructure for livestock and farming operations: &bull; Corral system with 4 water bowls &bull; 2,700 sq. ft. cattle shed &bull; 3,600 sq. ft. hay shed &bull; 40' x 60' shop with concrete floor AND 220v &bull; Fenced and cross-fenced pastures This well manicured raised bungalow provides a spacious bright living space with wrap-around windows, a stunning cedar vaulted ceiling, and a unique red brick fireplace bringing warmth and character to the home. Fully developed at 2668 sq. ft. with the main floor being 1336 sq. ft. would be considered a family home. The main floor includes a huge living room, large eat-in oak kitchen with an abundance of cabinets, formal dining room, two bedrooms, and a 5-piece bathroom with double vanity and laundry room. The walk-out lower level features a generous primary bedroom, family room with wood-burning fireplace for those winter days, an additional bedroom, office, lovely 4-piece bathroom with claw-foot tub, and a former sauna space which could be brought back for original. Double detached garage is a small walk to house. This home is embraced by mature trees and a beautifully landscaped yard, creating a private, park-like retreat that perfectly complements the home and the versatility of the land.