



GRASSROOTS
REALTY GROUP

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39070 Range Road 281
Rural Red Deer County, Alberta

MLS # A2251895



\$1,699,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,582 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	17.92 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, Private		

Heating: High Efficiency, In Floor, Forced Air, Natural Gas

Water: Well

Floors: Ceramic Tile, Hardwood, Vinyl Plank

Sewer: Other, Septic Field, Septic Tank

Roof: Asphalt Shingle, Metal

Condo Fee: -

Basement: Full

LLD: 2-39-28-W4

Exterior: Brick, Wood Frame

Zoning: AG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)

Inclusions: Warming Oven, Bar Fridge, 5 Sheds, Vintage Safe in Basement. Mobile Home Inclusions - Refrigerator, Stove, Dishwasher, BI Microwave, Washer, Dryer, Window Coverings

This exceptional property offers 17.92 acres with two residences, a fully finished shop, and multiple outbuildings, located just 1 mile off Hwy 11A on a quiet dead-end road for added privacy, while still providing quick access to both Red Deer and Sylvan Lake. The main home is a spacious bungalow, fully renovated in 2016 with a new roof in 2010. Highlights include hardwood and tile flooring, granite countertops throughout, and an open concept kitchen with a large granite island, black stainless steel appliances, induction cooktop, convection wall oven, warming oven, built in microwave, beautiful cabinetry, and a stunning tile backsplash that flows through the kitchen and dining area. The living room features a wood-burning fireplace, while the sitting room offers a gas fireplace. The primary suite includes a walk-in closet and a luxury ensuite with full bathroom and a deep soaker jet tub in its own private area. Two additional main floor bedrooms, a full bathroom, a half bathroom and the laundry area complete the main level. The basement is nearly finished with a large recreation room, cold room, and utility room with two furnaces, water softener, and A/C. The attached oversized double garage is heated with radiant heat. A second residence, a 2014 manufactured home, offers 3 bedrooms, 2 full bathrooms, air conditioning, washer/dryer, a walk-in pantry, a primary suite with walk-in closet, and a deep corner jetted tub. Outbuildings include a 60' x 100' heated shop with radiant heat, three oversized doors (16' and 14'), bathroom with urinal, washer/dryer hookup, concrete floors in excellent condition, and 220V power in shop (3), quonset (2) and garage (1). Additional buildings include a 70' x 40' Quonset with concrete floor, power, and roughed-in underfloor heating, plus five sheds. Both the shop and Quonset feature

durable metal roofing. Approximately 16 acres are currently seeded to barley under a gentleman's agreement until mid-September. This rare offering combines two residences, extensive outbuildings, privacy on a dead-end road, and a prime location close to town — the opportunities here are truly endless.