



GRASSROOTS
REALTY GROUP

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10, 37280 Highway 816
Rural Red Deer County, Alberta

MLS # A2252108



\$1,299,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	1,627 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street		
Lot Size:	160.00 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Farm, Treed, Wooded		

Heating:	High Efficiency, In Floor	Water:	Well
Floors:	Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	16-37-25-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	See Remarks	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub		

Inclusions: n/a

Escape to your own private sanctuary on 160 acres of pristine mixed parkland with open pasture and private clearings, ideally located just 25 km from Red Deer and a short drive to Pine Lake. This rare quarter section offers both seclusion and convenience, making it the perfect blend of country living and accessibility. At the heart of the property is a stunning 1,700+ sq ft log home featuring a wraparound deck and timeless craftsmanship. Thoughtfully updated, the home showcases a renovated kitchen and bathrooms with granite countertops, offering a beautiful balance of rustic charm and modern comfort. The land has plenty of space to build a larger shop or expand as desired. The land itself is rich in opportunity. Well-suited for ranching or hobby farming. Beyond its agricultural potential, the property is a true recreational paradise. Elk, moose, and deer are frequent visitors, making it a hunter's dream. An extensive network of walking and riding trails weave through the parkland, opening to private clearings and scenic spots perfect for relaxing, exploring, or enjoying the peace of nature with excellent recreational and hunting opportunities. This property is more than land and a home—it's a lifestyle. Whether you're looking for a private family retreat or a working farm operation.