



GRASSROOTS
REALTY GROUP

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340044 Range Road 215
Rural Starland County, Alberta

MLS # A2252256



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,007 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	12.96 Acres		
Lot Feat:	Cleared, Pasture, Secluded		

Heating:	Combination, In Floor, Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Metal
Basement:	Separate/Exterior Entry, Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	See Remarks

Water:	See Remarks, Well
Sewer:	Septic System
Condo Fee:	-
LLD:	6-34-21-W4
Zoning:	A
Utilities:	-

Inclusions: NA

NEW PRICE You read that right. Almost 13 acres, charming home and a heated shop for under \$500K! Discover the perfect balance of rural living and natural beauty on this almost 13 acre property nestled in the heart of central Alberta. The property features a welcoming bungalow style home with almost 2000 sq ft of living space. On your main floor you have a large country kitchen, good sized bedroom, large flex room, newly renovated four piece bathroom and laundry room with smart washer and dryer. Downstairs offers a newly renovated three piece bathroom, huge family room and two more good sized bedrooms. All windows in the basement were replaced in 2024. You also have two hot water tanks that were replaced in 2024. You also have an oversized double attached garage for those blistery winter days. Outside offers a HUGE heated (2024 heater) shop, and a 4 stall shelter for your animals with six waterers around the property. The land area is nice and open, making it suitable for grazing, gardening or simply taking in the peace and quiet of your surroundings. Make sure to take a short drive down the road to checkout the historic Buffalo Jump. Checkout the virtual tour to see inside the heated shop! Red Deer is just a little over an hour drive away! Google maps: 51°53'21.9"N 112°57'40.0"W