



GRASSROOTS
REALTY GROUP

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35512 Range Road 274
Rural Red Deer County, Alberta

MLS # A2254218



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,431 sq.ft.	Age:	1991 (34 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	5.02 Acres		
Lot Feat:	Landscaped, Lawn, Pasture, Rectangular Lot, Treed		

Heating: In Floor, Forced Air, Natural Gas

Water: Well

Floors: Laminate, Linoleum

Sewer: Pump, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Concrete, Vinyl Siding

Zoning: AG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Open Floorplan, Storage, Suspended Ceiling, Vinyl Windows

Inclusions: N/A

If you like a fully finished home, located on pavement, with a shop, and pasture area with livestock waterers for animals - then we may have found your next home. Located roughly 10 minutes from Innisfail you will find this comfy Bungalow of just over 1400 sq ft. History tells us the home was originally built in 1966, but when totally renovated and added onto and the basement added in at that time the effective age is 1991. Fully finished basement, with underfloor heat, forced air furnace, with 2 bedrooms, a 3 piece bath, laundry room, large rec room and storage rooms. Upstairs has a good sized primary bedroom, 3 more smaller bedrooms that could be great baby rooms, or an office. Nice open area for kitchen with large dining room, large living room and a 3 and a 4 piece bathroom. Outside lots of room to roam, perfect for some horses or a 4H calf where you have some pasture, a 16x30 lean to storage area to hold bales, a 12x20 chicken coop, a 16x24 storage barn with attached lean to and a small shed covering old water well. Also livestock waterers on each side of the driveway. The shop is 30x50 with overhead door and room for lots of parking or storage. A 5 acre little paradise.