



GRASSROOTS
REALTY GROUP

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91, 39200 Range Road 282
Rural Red Deer County, Alberta

MLS # A2259002



\$949,900

Division:	Blindman Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,119 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Garage Faces Front, Heated Garage, Oversized, Quad or More		
Lot Size:	4.25 Acres		
Lot Feat:	Landscaped, Many Trees, No Neighbours Behind, Private		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: Well

Floors: Tile, Vinyl

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Crawl Space, None

LLD: 12-39-28-W4

Exterior: Vinyl Siding, Wood Frame

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home

Inclusions: Fridge, stove, dishwasher-built in, microwave-built in, window coverings, washer/dryer-stacked, garage door opener(s) and all remotes, shed x2, play center, trampoline, hot tub & accessories, alarm system components only, all tv mounts (not tvs) RO Water System, Water Softener, freezer x2, fridge in garage, a/c unit

This stunning acreage is located in the Blindman Ridge subdivision, just minutes from Red Deer and all on pavement. Private, tranquil and surrounded by trees, this walk-up bungalow has been updated and modernized and is well suited for families or dream retirement home. There is a den/bedroom at the main level walk in, with a gorgeous 3 piece bathroom with tiled shower and bright and spacious family room with gas fireplace. The Laundry area and mudroom offers tons of space and storage closets with access to the backyard and to both the heated attached 21x20 garage and the 36x26 heated shop c/w 10' ceilings and 220 power. Upstairs is an open concept and very bright living space with vaulted ceilings and built in cabinetry in living room. There is a fantastic kitchen space with quartz counter tops, tons of cabinets and high end s/s appliances. Windows surround the dining area allowing beautiful views to the outdoor space. There are 3 bedrooms on the main floor. The primary is a good size with built in wardrobes offering tons of storage & a beautiful 4 piece ensuite with tiled shower. 2 additional bedrooms share the spacious 4 piece bathroom with soaker tub. The deck from the living room has been completed redone and there is an expansive lower level deck in the backyard with hot tub and lots of room for outdoor furniture.

The surrounding outdoor space has a fenced area with dog kennel and there is a play center and trampoline for the kids. There is ample space for additional outbuildings & RV parking. This property has been well cared for and it shows.