



GRASSROOTS
REALTY GROUP

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36458 Range Road 21
Rural Red Deer County, Alberta

MLS # A2259061



\$429,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,416 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	0.57 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	26-36-2-W5
Exterior:	Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: none

Pavement all the way to this small acreage with clean house and excellent quality outbuildings! The spacious bungalow has metal roof, large windows, and solid siding. It has 2 large bedrooms and 2 bathrooms. It has a spacious open concept kitchen, dining, living room with a wood burning fireplace that is a focal point of the room and multiple large east and south facing windows for a bright room. The kitchen has lots of cabinets with some built in features and designated spaces for an upright freezer and water cooler as well. Partial basement is clean and great for extra storage or could be further developed. Charming country curb appeal with the large solid wrap around decking. Just off the deck to the east is a good start on your very own outdoor sauna. There is an additional workshop/shed (12 x 25) with rolling and man door, has power and is heated with its own wood stove. The garage/shop (25 x 40) has cement floor, insulated, and heated. Situated on the outskirts of historic Markerville. This area is known for its charm! Walking distance to the Medicine River, the trails and bridges, community events for those needing social connection with an active community association with once a month potlucks, seasonal barbeques and celebrations, and the community lead Christmas Eve gathering at the historic church. There is a daily coffee club at the Creamery that runs every day year round. You can be part of a friendly rural community or lead a quiet private life (if that's what you prefer).