



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

34345 Range Road 23
Rural Red Deer County, Alberta

MLS # A2264668

\$674,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,684 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	2.91 Acres		
Lot Feat:	Garden, Many Trees		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-34-2-W5
Exterior:	Mixed	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Bar Fridge, Pool Table, All Window Coverings, Seacan, Garage Door Opener & Remote

Welcome to your private country retreat — a peaceful acreage surrounded by mature trees and beautiful farmland, all conveniently set just off pavement. This charming bungalow sits on 2.91 beautifully landscaped acres and blends timeless country character with modern comfort. Inside, you'll find over 1,600 sq ft of main-floor living with 4 bedrooms plus a den and 3 bathrooms, offering plenty of space for the whole family. The spacious, bright kitchen features abundant cabinetry, an oversized breakfast nook, and a dedicated dining area—perfect for gathering and entertaining. The family room's wood-burning fireplace adds cozy warmth and character, while the spacious primary suite includes a full ensuite for added comfort and privacy. The finished walk-up basement provides excellent flexibility, featuring a cozy recreation area, pool table for game nights, and a separate entry—ideal for teens, guests, or a home-based business. Step outside and enjoy the serenity of your own park-like yard with lush mature trees, a beautiful large back deck, garden area, and a fire pit space ready for evenings under the stars. The impressive 28' x 56' detached garage/shop offers one side (16' x 56') fully heated with furnace and radiant heat, plus 220V power, making it perfect for vehicles, hobbies, or workshop use. Located just 10 minutes to Bowden, 15 minutes to Innisfail, and 18 minutes to Olds, this property offers the best of both worlds — peaceful country living with quick, easy access to the Highway 2 corridor. If you've been dreaming of a private country lifestyle surrounded by natural beauty and space to breathe, this property is a must-see.