



**GRASSROOTS**  
REALTY GROUP

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10, 1342 Township Road 361  
Rural Red Deer County, Alberta

MLS # A2266326



**\$734,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,286 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Attached Carport, Double Garage Attached		
Lot Size:	3.41 Acres		
Lot Feat:	Gazebo, Landscaped, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-36-1-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, microwave, central vac + attachments(as-is), tvmount, garage door opener + remote, water system, 2 freezers in garage, incinerator, 2greenhouses, playhouse w/truck, gazebo, trampoline, SeaCan

Country Living Close to Town! Set on over 3 acres, this beautifully updated bungalow offers a perfect blend of comfort and functionality. Inside, you'll find newer flooring throughout, an updated kitchen, and convenient main floor laundry. The spacious living room opens to a large wrap-around deck overlooking the mature, private yard—a perfect space for relaxing or entertaining. The main floor features a large entrance with mudroom and two updated bathrooms, while the fully finished basement includes two additional bedrooms, a home office, and a large family/rec room complete with a gas fireplace. Outside, enjoy a heated double attached garage with carport, a 40x48 shop, two greenhouses, a seacan for storage, and a horse pasture with shed—ideal for hobby farming or extra space for your toys. Recent upgrades include: H2O2 peroxide water treatment system, central air conditioning, hot water heater, siding, shingles, windows, septic system, well pump, and chain-link fencing. This acreage truly has it all—modern updates, abundant space, and serene surroundings!