



**GRASSROOTS**  
REALTY GROUP

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

**3432 Township Rd 360**  
**Rural Red Deer County, Alberta**

**MLS # A2285048**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	1.99 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Treed		

**Heating:** Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** Holding Tank, Septic Field

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 5-36-3-W5

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** CR

**Foundation:** Block

**Utilities:** -

**Features:** Ceiling Fan(s)

**Inclusions:** AS IS WHERE IS

Welcome to this versatile 1.99-acre property offering the perfect blend of country charm and practical living. Located just minutes from Spruce View, this 4-bedroom, 2-bathroom home is surrounded by mature trees and open space, providing privacy and tranquility in a natural setting. Heated 31' x 24' garage—perfect for vehicles, storage, or workshop use. Full of potential to bring your vision to life.