



GRASSROOTS
REALTY GROUP

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39081 C&E Trail
Red Deer, Alberta

MLS # A2285638



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,810 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	1.61 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees		

Heating: In Floor, Hot Water, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: 4-39-27-W4

Zoning: R-A

Utilities: -

Inclusions: N/A

Set on 1.61 acres, this fully developed two-story acreage offers a rare combination of space, privacy, and convenience just north of Red Deer. Located on paved C&E Trail with quick access to Highway 2, the property is only a short drive from schools, shopping, and services, yet it feels like a private retreat. Mature trees and cross-fencing frame a level, park-like yard with fruit trees, a fire pit, and a huge deck for outdoor living. The home has been meticulously cared for. All windows were replaced in 2021–2022, shingles were updated in 2015, and there are newer pumps in both the well and septic. An asphalt driveway leads to the oversized 27×27ft heated garage. Inside, the layout features five bedrooms and three bathrooms across three finished levels. The lower level includes a dedicated office ideal for working from home and a large entertainment space warmed by a gas fireplace perfect for movie nights or gatherings with friends and family. Modern country living continues outside with fenced areas for pets or hobbies, ample parking, and space for a future shop. This location offers the best of both worlds: the tranquility of acreage living with city amenities minutes away. It’s close to Red Deer’s schools, shopping, and dining, and a quick hop onto Highway 2 for commuting to Calgary or Edmonton. If you’ve been searching for a well-kept home on pavement with room to breathe and easy access to town, this property delivers exceptional value.