



3146 Township Road 360
Rural Red Deer County, Alberta

MLS # A2288151



\$505,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,579 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Double Garage Detached		
Lot Size:	4.64 Acres		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/Shrub(s), Ga		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	2-36-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For
Features:	Kitchen Island, See Remarks, Vinyl Windows		

Inclusions: 10x20 Green House, 1 Water trough, 1 fire pit, 1 kitchen island, horse shelter, 6 free-standing panels, Cellular booster. Garage door opener - no remote.

If the noise and congestion of city or town life are getting under that one nerve, here is an opportunity to leave that lifestyle behind. This 4.64-acre property is partly fenced and offers a practical setup for a horse or two, some sheep, or chickens. For the gardener, this property is a true paradise. In addition to a dedicated garden area and a 10'x20' greenhouse equipped with propane heat (propane tanks are leased), the grounds are lush and productive. The landscape features 13 apple trees across three varieties, plum trees, cherry trees, Saskatoons, grapes, raspberries, and strawberries. There are also over 100 different perennials tucked into numerous gardens, including a specialized medicinal garden. The property includes several functional outbuildings: a 32'x10' storage shop, a 24'x26' double detached garage, and various miscellaneous structures. The large, treed yard is home to a character 1.5-story house featuring three bedrooms, a dining room, a large living room with a wood-burning stove, and a loft area for crafts or extra space. Over the years, the home has seen several thoughtful improvements, including updated windows and doors, some light fixtures, and a metal roof. Additionally, the old lath and plaster walls have been replaced with drywall. The yard is expansive enough that family and friends can visit with their RVs, making it a great spot for gatherings and memories. A nice bonus is the location, situated just west of the town of Dickson, with easy access to Glennifer Lake. You are also conveniently located within 25 minutes of Innisfail, 30 minutes of Sylvan Lake, and 45 minutes of Red Deer. Don't miss out—call your Realtor today to book your viewing appointment.