



150, 36214 Range Road 250
Rural Red Deer County, Alberta

MLS # A2289155



\$799,000

Division:	Dancey Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	852 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	1.36 Acres		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Garden, Lake, Landscaped, Lawn, Level		

Heating:	Baseboard, Wood Stove	Water:	Other
Floors:	Slate, Softwood	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	7-36-24-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	R-6
Foundation:	Block, Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Natural Woodwork, Open Floorplan, Track Lighting, Vaulted Ceiling(s)		

Inclusions: electric fireplace in the sunroom

Visit REALTOR® website for additional information. Rare opportunity at Pine Lake! This beautiful 1.36-acre recreational waterfront retreat boasts over 400 ft of private shoreline, surrounded by mature spruce and pine. A boardwalk-style staircase leads you gently down to the lake, where you'll find a small dock-perfect for swimming, boating, or casting a line. The charming 852 sq. ft. home offers 3 bedrooms, a renovated kitchen with granite counters, stainless appliances, updated full bath, wood stove, and a 248 sq. ft. 3 season sunroom with sweeping lake views. Each room has electric heat and the main room has the wood fireplace for comfort in every season. We are currently using as a 3-season property without winter water, but plumbing upgrades could make year-round use possible. A 528 sq. ft. finished accessory building (bunkee) is fully winterized and ideal for guests or family. Complete with kitchen, dining area, washer and dryer, 3/4 bath, and gas fireplace, it's a cozy and versatile space to enjoy all year round. Outside, enjoy a 25x25 fenced garden, beautiful yard, stone firepit, and endless recreational opportunities. The property also offers long-term potential. This retreat is an ideal getaway for snowbirds, outdoor enthusiasts, and families alike. All just 30 minutes to Red Deer, 90 minutes to Calgary and 120 minutes to Edmonton.