



157, 28319 Township Road 384
Rural Red Deer County, Alberta

MLS # A2295765



\$689,000

Division:	West Ridge		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,218 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	1.01 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Gazebo, Interior Lot, No Neighbours Behind, P		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-38-28-W4
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Natural Woodwork, Pantry, Skylight(s), Storage, Suspended Ceiling, Track Lighting, Walk-In Closet(s)		
Inclusions:	Garden Shed, Chicken Coop, small wood shed (all sheds, hardtop patio gazebo on the deck)		

Set on 1.01 acres, this 1½-storey home provides a functional and spacious layout with room to grow. The upper-level features three bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet, along with a second full bathroom serving the additional bedrooms. The main floor offers multiple living spaces including a great room with wood fireplace, kitchen and dining area, a separate living room with a wood stove, home office, 2-piece bath, and a 3-season heated sunroom—a great spot to extend your enjoyment of the outdoors. Downstairs, the basement includes a fourth bedroom, 3-piece bath, a large family room, laundry area, and generous storage space. Outside, the property is well set up for acreage living with a heated attached garage, RV parking, three garden sheds, and a chicken coop. Mature spruce trees surround the home, and a circular driveway creates a welcoming approach. The backyard features a large deck with patio gazebo, ideal for relaxing or entertaining. Over the past five years, improvements have been started, including roof replacement, porcelain tile in the front entry and hallway, and LVT flooring on the stairs and upper level. This leaves a strong foundation to continue updating and customizing the home to your own style and needs. If you've been looking for an acreage with space, layout, and the ability to make it your own, this West Ridge property is well worth a look.