



**28407 Township Road 372
Rural Red Deer County, Alberta**

MLS # A2301666



\$565,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 987 sq.ft. | Age: | 1945 (81 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | 220 Volt Wiring, Heated Garage, Single Garage Detached, Workshop in Gara | | |
| Lot Size: | 3.10 Acres | | |
| Lot Feat: | Backs on to Park/Green Space, Gazebo, Lawn, No Neighbours Behind, Privat | | |

| | | | |
|--------------------|---|-------------------|---------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Laminate, Linoleum | Sewer: | Septic System |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | 8-37-28-W4 |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | AG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows | | |

Inclusions: n/a

Looking for that perfect little getaway just minutes southwest of Red Deer? Check out this 3.1 acre piece of heaven with sensational views of the rolling country side all from the southeast facing large deck. Very private and quiet. Let your imagination run wild with the possibilities of this property. Super cool garage with work shop space and 220 power lots room for storage for your outdoor toys. Should you wish to build your dream shop power is in place! Good sized animal shelter/barn ready for a couple of horses or other uses. This unique county home is truly move in ready with all the upgrades taken care of including tin roof, vinyl windows, vinyl siding, newer kitchen cabinets, hot water tank, furnace, and flooring. This little gem features good sized living room. Good sized kitchen with tons of storage and great cabinets. The home has wonderful south east window locations making it feel delightfully open and bright. Both bedrooms are good size separated between with an updated 4 pce bathroom. Super clean full basement awaits your development ideas. Should you be just getting started with acreage living, downsizing to a small more manageable acreage or have ideas of a larger operation this property gives you all those options in one.