



35109 Range Road 25
Rural Red Deer County, Alberta

MLS # A2305120



\$589,000

Division:	Silver Lagoon		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,445 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	1.90 Acres		
Lot Feat:	Landscaped, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-6
Foundation:	Slab, Wood	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions: Fire pit x 2, Metal roof sheeting, Firewood

Tired of city living? Looking for a quiet spot? This home is what you need plenty of space to sit back and relax here in a very private setting in the acreage community of Silver Lagoon. Located 20kms from Innisfail and 4kms from a free boat launch at Glennifer lake. The main floor has a nice well lit south facing kitchen space with pantry and main floor laundry. The living room opens up to a large deck and features a wood burning stove with recent Wett inspection and a vaulted ceiling with wood beams . The second floor has a sitting area with log railings looking down on the living room space. The master bedroom with 2 piece ensuite. The lower level has a four piece bathroom and 2 bedrooms one with a walk out to a separate shaded deck space. In the basement there is some room for more development , storage space and one finished room. Recent improvements include new water filtration system, all new Whirlpool brand fridge, stove , dishwasher and LG stacked washer/dryer. There is an another two level deck off the side entrance of the home. There is a detached 14ft x 15ft shop space with power and a covered car port area where the current owner parks his tractor. The property is not fenced but surrounded by trees and backs on a large 11 acer reserve. Owners have installed pet smart system with collar around the property to keep their dog on contained. The homes wood siding has recently been stained and has metal roofing. There is several storage sheds and 2 firepits with lots of room on this 1.9 acre lot for more outbuildings.