



20, 37280 Highway 816
Rural Red Deer County, Alberta

MLS # A2081273



\$1,390,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,684 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Quad or More Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Farm, Lake, Rolling Slope, Treed, Views, W		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	17-37-25-W4
Exterior:	Post & Beam, Wood Frame	Zoning:	AG
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Bar, See Remarks		

Inclusions: N/A

160 ACRES OF PURE PARADISE JUST 15 MINS SOUTH EAST OF RED DEER & 10 Mins to Pine Lake boat Launch! This one of a kind property is totally private and nestled away on a long No Exit Road. Surrounded by rolling hills, green pastures, lots of wildlife and a private lake deep enough (18' +/-) to stock trout in. The Huge 60 x 150 main Shop is fully finished and features LED lighting, In-Floor Heat in both the main area and back room with a beautiful full bar, bathroom and games room. This gorgeous facility could very easily be turned back into a full In-Door riding arena or Livestock show barn. The options are endless here! The loft/living quarters above is 1779 sqft with two bedrooms, a 4pc bath, large family room and beautiful kitchen. Framing is started on an additional area for another three bedrooms, bath and living room. Another heated 48x50 shop with lean-to allows for even more storage for your personal or business use. There is approx 60 - 80 Acres +/- of Elk fencing within this stunning oasis ready for you to call home.