



GRASSROOTS
REALTY GROUP

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37549 781 Highway
Rural Red Deer County, Alberta

MLS # A2111471



\$730,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,157 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	3.14 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Landscaped, Level		

Heating:	Central, Natural Gas	Water:	Private, Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	AG-B
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Ceiling Fan(s), Jetted Tub, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to the charm of this exceptional 3.14-acre property nestled on pavement, offering seamless access to various communities in central Alberta. This well-maintained residence boasts five beds and two baths, providing spacious living for a growing family or those who appreciate extra room. The sellers have had the plumbing upgraded and updated throughout this beautiful home. No more poly B in 2024 and a brand new HWT in late 2023. The spotless eat-in kitchen features maple cabinets. Natural light floods the open floor plan, creating a warm and inviting atmosphere. A cozy living room with an electric fireplace adds to the charm. The primary bedroom boasts two windows, an ensuite, and a walk-in closet. Two additional bedrooms, currently used as offices, and a 4-piece bath complete the main floor. In 2023 the main floor including the entryway was professionally painted. The home also features some new flooring, enhancing the home's appeal. The AG-B zoning allows for various possibilities. The convenient location on a highway, the first road to be plowed in winter, ensures accessibility year-round. Notably, the school bus stops at the private driveway, ensuring the safety of your children. One of the property's highlights is the impressive 40' x 40' shop, adorned with steel panels inside and out. The shop is equipped with scissor trusses designed to accommodate an infrared heater, two 12 ft wide X 14' high doors with windows, and a sump ready for a tank. With 200 amp service, every other receptacle has its own circuit, including three 220 volt receptacles, one dedicated to the 60-gallon compressor, which is included. The north bay of the shop features anchor points for a hoist, and the mezzanine offers two generously sized storage rooms with 2x10 floor joists. This property offers a perfect blend of tranquility and convenience, allowing you to

relish rural living while being strategically located in central Alberta. Don't miss the chance to own this versatile and well-equipped property that caters to both residential comfort and entrepreneurial possibilities. Come and see for yourself all that this immaculate home and amazing shop has to offer."