



**GRASSROOTS**  
REALTY GROUP

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**Range Road 25**  
**Rural Red Deer County, Alberta**

**MLS # A2117998**



**\$799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	80.00 Acres		
<b>Lot Feat:</b>	Farm		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	17-35-2-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home		

<b>Inclusions:</b>	Kids Play set
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NOTE: 5% on the purchase price at the fall of the hammer is payable within 72hrs. DLMS online timed Auction May 9th - 11th.

Welcome to Range Road 25, Red Deer County, where country living meets modern charm! This property sits on a sprawling 80 acres of land, giving you ample space for your cattle, outdoor activities and endless possibilities. This spacious 5-bedroom, 2-bathroom modular home is the perfect blend of rustic beauty and contemporary convenience. With 1984 sqft of floorspace, you'll have plenty of room to stretch out and make memories. Step inside and be captivated by the open floor plan that seamlessly connects the kitchen, dining area, and living room. No more missing out on conversations while preparing your signature dishes! The main floor laundry adds convenience to your daily routine. Need a place to store all your toys? Look no further than the huge shop that comes with the property. Plus, there's even a indoor stall and tack room for all you horse enthusiasts out there! If that's not enough, Gleniffer Lake is just a stone's throw away, offering you the chance to enjoy water activities and breathtaking scenery whenever you please. And after a long day of adventure, retreat to your large primary bedroom for some well-deserved rest. So why wait? Embrace the tranquility of rural living without compromising on comfort. There is also a small amount of surface lease, which the owners say is enough to pay the taxes. Bare quarters in this area sell for well over a million dollars and seeing as this has a house and barn/shop on it, it's very good value for your money!