



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**26539 Township Road 362 Township
Rural Red Deer County, Alberta**

MLS # A2126425



\$635,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,503 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	5.00 Acres		
Lot Feat:	Back Yard, Cleared, Front Yard, Lawn, Garden, Gentle Sloping, No Neighbour		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-36-26-W4
Exterior:	Mixed, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	Ag
Foundation:	Piling(s)	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to your slice of country paradise! with a view for miles, this newly minted acreage is a dream come true for those seeking both tranquillity and modern comfort. Say goodbye to the worries of ageing infrastructure & here, everything is as fresh as a daisy, with almost every corner boasting a 2021 makeover. Step inside this charming manufactured home and be greeted by an airy, open-concept living space that effortlessly blends the kitchen, dining area, and living room into one inviting haven. With four cozy bedrooms and two full bathrooms, including a delightful 3pc ensuite in the spacious primary bedroom, there's ample room for the whole family to spread out and unwind. But it's not just the home's interior that dazzles & wait until you feast your eyes on those breathtaking views! From the kitchen window, drink in the sight of majestic mountains on clear days, while the valley stretches out before you like a picturesque painting. Outdoor enthusiasts and animal lovers, rejoice! This property comes fully equipped with corrals for your beloved livestock, complete with convenient power and water access. And for those friends itching to join in on the country fun, the red barn-style shed offers 50 amp power, perfect for powering up an RV or two. Imagine lazy summer afternoons spent grilling up a storm on the expansive front deck, thanks to the convenient gas hook-up awaiting your BBQ masterpieces. And when the temperature drops, retreat to the warmth of the heated and finished 30x30 garage, where water and gas await. As for location, you couldn't ask for better. With your choice of esteemed schools & whether it's Red Deer, Penhold, or Innisfail & just a stone's throw away, your little ones can hop on the bus right at the end of the driveway. And when adventure calls, Red Deer, Penhold, and Innisfail are mere 15-minute jaunts, while the

Calgary airport beckons just 45 minutes down the road. Don't let this opportunity slip away – come experience country living at its finest!