



38118 Range Road 235
Rural Red Deer County, Alberta

MLS # A2132094



\$1,390,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,390 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached, Triple Garage Detached		
Lot Size:	151.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Landscaped, Pasture, See Remarks, Water		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Lagoon
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	7-38-23-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

~ BEAUTIFUL RIVERFRONT ~ 151 ACRES with stunning panoramic views of the Red Deer River Valley and beyond. Located on a private and quiet NO EXIT road and only 30 mins East of Deer! This one of a kind property has no subdivisions yet and is the the perfect mix of 60 +/- acres of top quality farmland and the remainder in fenced pasture areas and nature. A well prepped trail leads straight down to the riverfront through a forest of towering spruce and wildlife. Watch your horses or cattle graze down below on the wide open and flat 20 +/- Acre meadow at the riverfront. The owner of this property has kept the mature yard pristine! Outbuildings include a triple car garage with heated workshop, heated 30 x 46 Quonset with concrete floor and an open-face livestock shelter with two automatic waters. The walkout bungalow has been recently upgraded with a new kitchen and full 5pc bath. Windows have been upgraded to vinyl. All new roofs in 2015. Main floor laundry, two gas fireplaces and a view from the living room window that will have you never wanting to leave home. Walkout Basement is fully developed with 3pc bath, family room, bedroom and Office/bedroom. Additional revenue of \$4,400.00 from oil lease and \$6,000.00 for rented farm land. Opportunities like this are rare.....enjoy the view!