



40, 27305, Township Road 391
Red Deer, Alberta

MLS # A2166210



\$649,000

Division:	Central Park		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	966 sq.ft.	Age:	1966 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street, Outside, Quad or More Detached		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RA
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s), Wired for Sound, Wood Counters		
Inclusions:	Contact Listing Agent		

Acreage Property for Sale – Perfect for Car Enthusiasts, Green Thumbs, or Small Business Operators! This stunning acreage, located on the north end of Red Deer, offers the perfect blend of privacy and convenience. Ideal for families or those looking for an investment property, this 1-acre lot is just 13 minutes from downtown Red Deer and 20 minutes from Sylvan Lake. Key Features: Location: Quiet, private setting backing onto a children’s park with a new playground, baseball diamond, clubhouse, skating rink, and large open area for various activities. Landscaping: Beautiful, mature trees (50+ years old) create a serene environment. The Home: Size: Cozy 960 ft² bungalow with 4 bedrooms. Renovations: Recently updated with a new kitchen, insulation, flooring, bathroom, high-efficiency furnace, and hot water tank. Modern lighting throughout. Basement: Features a large bedroom with a walk-in closet, family room, laundry room with brand new, unused high-efficiency washer and dryer, and a 4-piece bath (to be completed). The Shop: Size: Massive 1636 ft² shop with concrete slab, 14' walls (8" thick), 3 large shop doors, and 2 man doors. Customizable: The shop can be finished for an additional cost or completed to your personal specifications. This property is perfect for those looking for space to pursue their passions—whether it’s working on cars, gardening, or running a small business from home. Don’t miss out on this unique opportunity in a peaceful, family-friendly area!