



GRASSROOTS
REALTY GROUP

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38503 Range Road 25A
Rural Red Deer County, Alberta

MLS # A2174728



\$760,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,590 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	3.09 Acres		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air	Water:	Shared Well
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	DCD-7
Foundation:	Block	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: n/a

Nestled in a picturesque landscape, this stunning 3 acre property is a true gem, featuring not one, but 2 charming houses that offer both privacy and opportunity. This property has been county approved for 2 residents. Surrounded by majestic trees that whisper the secrets of nature, this acreage creates an enchanting atmosphere perfect for family gatherings or just your own tranquil retreat. The main house boasts a blend of classic charm and comfort. Sundrenched rooms, open inviting living spaces that flow seamlessly to welcome the outside in. The second house, approx 1800 sq ft, (under renovation, about 80 per cent complete) ideal for guests or a rental opportunity, adds versatility to this unique property. Ample storage inside and out - plenty of room for hobbies and to store all your treasures. Whether you envision gardening, outdoor entertaining, or simply basking in the beauty of your space - this property is one to love. Main house is a bungalow, with 4 bedrooms and 2 baths. Gorgeous hardwood floors, kitchen is full of cabinets and working space, island, and plenty of space for dining. Large living space complete with cozy wood burning stove will be the heart of the home, a perfect place to gather. Lower level offers one more bedroom, storage and another space currently used as an exercise place. Single attached garage. Outside offers many storage buildings. All located minutes from Sylvan Lake.