



GRASSROOTS
REALTY GROUP

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114, 35102 Range Road 24
Rural Red Deer County, Alberta

MLS # A2196380



\$499,900

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|------------------|--|---------------|-------------------|
| Division: | Red Lodge Estates | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 1,291 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Driveway, Off Street, Single Garage Detached | | |
| Lot Size: | 1.03 Acres | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot | | |

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|--------------------|---|-------------------|---------------------------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Linoleum | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, See Remarks | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-6 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | Refrigerator, B/I microwave, portable dishwasher, washer/dryer, stove, window covering(s), garage door opener and remote, firewood, shed, Lorex security camera system, central air conditioner, central vacuum and attachments, Ring Security System, Starlink Satellite, Cell Phone Booster | | |

Escape to the tranquil beauty of this 1.03-acre acreage in the desirable Red Lodge Estates, where nature meets comfort. Set on a private, treed lot with manicured grounds and new rear fencing - a perfect way to keep the children or pets close, this property provides the ultimate peaceful retreat with room for ample outdoor storage. A single-car detached garage offers convenient storage, while the home boasts 3 spacious bedrooms, including a master suite in the spacious loft, perfect for enjoying the serene surroundings. The open-concept kitchen, dining, and living area is bright and inviting, with a cozy gas fireplace creating a warm ambiance for all seasons. A charming three-season room extends your living space, providing a perfect spot to relax and take in the beauty of the outdoors year-round. With one full bathroom and ample storage throughout - including the cement crawl space that is a great place for Christmas decorations, extra outdoor supplies, and more, this home is ideal for those seeking both comfort and practicality. For added peace of mind, the property comes equipped with a camera security system. Situated just a short distance from the picturesque Little Red Deer River, enjoy easy access to outdoor activities like hiking and fishing. In 2020 installed was a new furnace, hot water tank, pressure tank and central air. And in 2022 there was new plumbing throughout the entire house (to replace previous poly b plumbing). This acreage offers the perfect balance of privacy, convenience, and natural beauty - shows a 10+, spotless clean and move in ready—make it your own country sanctuary today, just in time to enjoy the summer ahead!