



GRASSROOTS
REALTY GROUP

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3556 Highway 54
Rural Red Deer County, Alberta

MLS # A2201767



\$710,000

Division:	NONE		
Cur. Use:	Cattle, Livestock, Pasture		
Style:	3 Level Split		
Size:	1,794 sq.ft.	Age:	1940 (85 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	29.90 Acres		
Lot Feat:	Farm, Few Trees, Lawn, Other, Pasture		

Heating:	Forced Air, Natural Gas, Radiant	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge
Roof:	Metal	Near Town:	Spruce View
Basement:	Partially Finished, See Remarks	LLD:	18-36-3-W5
Exterior:	Mixed	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Storage		

Major Use: Hobby Farm, Pasture

Looking for the perfect place to enjoy country living? This 29.9-acre property, just 6 minutes from Spruce View, offers endless possibilities for those seeking space, privacy, and a self-sufficient lifestyle. With room for animals, gardens, and outdoor recreation, this is an affordable opportunity to create your ideal rural retreat. A tree-lined driveway leads you off the pavement to a spacious and character-filled split-level home. Blending original 1940s charm with a thoughtfully designed 1980s addition, this unique home offers 4 bedrooms, 2.5 bathrooms, and plenty of space for your family. The welcoming front porch connects the oversized 23'x26' attached garage to the main home. Inside, a large kitchen with a breakfast nook flows into a formal dining area, while an updated main bath conveniently includes built-in laundry. A few steps up, the expansive living room provides a cozy gathering space, leading to a generous primary suite with a vaulted ceiling, wooden beams, and a recently updated 3-piece ensuite. The large, divided basement offers additional living areas, extra bedrooms, an exercise room, and ample storage. A 32'x34' detached garage features a bonus upstairs studio—ready for your personal touch—perfect for a home office, craft space, or extra storage. Outside, this property is fully set up for those looking to bring animals, with several fenced areas, shelters, and multiple outbuildings, including a 40'x80' quonset (220V) with garage access, a 30'x34' workshop, a heated building, and various other structures. Whether you dream of having your own big garden, keeping animals, or simply enjoying wide open spaces, this property offers the perfect blend of tranquility and practicality—all just minutes from Spruce View and only 25 minutes to Innisfail for additional

amenities. *GST is applicable