



GRASSROOTS
REALTY GROUP

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201, 35276 Range Road 10
Rural Red Deer County, Alberta

MLS # A2204452



\$1,190,000

Division:	NONE		
Cur. Use:	-		
Style:	1 and Half Storey		
Size:	0 sq.ft.	Age:	1977 (48 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	-		
Lot Size:	72.62 Acres		
Lot Feat:	-		

Heating: Baseboard, Boiler

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: -

Water: Well

Sewer: Septic Tank

Near Town: Innisfail

LLD: 13-35-1-W5

Zoning: AG

Utilities: -

Major Use: Hobby Farm, Pasture

Wide open spaces await you on this stunning 72.62-acre property, featuring a charming western-style farmhouse with over 2,600 square feet of above-grade living space and an additional 1,300 square feet in the walkout basement. As you approach the laneway, you'll be captivated by the breathtaking skyline and rolling hills. Stepping through the front door is like stepping back in time, as the home is filled with western heritage details. The expansive layout includes a large kitchen and dining area with a wood-burning stove, a formal dining room currently used as a main floor office, a main floor bedroom and a living room with picturesque views and an impressive brick fireplace. The kitchen and dining room open to a spacious upper deck, perfect for entertaining guests while enjoying summer sunsets and the sounds of a meandering creek. There is also main floor laundry and a large boot room with built in storage right off of the double car attached garage. The upper level of the home boasts four bedrooms, including a primary bedroom complete with a four-piece ensuite, a walk-in closet and a "Romeo and Juliet" style balcony. A five-piece bathroom serves the remaining bedrooms, ensuring plenty of space and comfort for family and guests. The walkout basement features a open concept family room/ games area with beautiful windows showcasing the land's topography and another cozy wood-burning fireplace. This level also includes a utility room (natural gas boiler heating), two large storage rooms and large closet, another bedroom, and garden doors leading out to the lower-level walkout patio. But the property doesn't stop there! A short walk brings you to the corrals with shelters, and a bit further leads to a second house that is in need of some updating but comes with its own well and septic services, is set up for propane, and has

its own metered power. The opportunities are endless on this remarkable property, offering a perfect blend of rustic charm and modern conveniences. With such a close proximity to Innisfail, it’s a chance to have the hobby farm of your dreams!