



GRASSROOTS
REALTY GROUP

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3239 Township Road 380
Rural Red Deer County, Alberta

MLS # A2206138



\$695,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,495 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	14.95 Acres		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Many Trees, No Neighbours Behi		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	AG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

Check this one out! Perfect starter acreage or hobby farm. Sitting on just under 15 acres this property gives one endless opportunities. Be it small business small live stock operation or simple acreage living for the horse lover. The acreage provides about seven acres of haying and five acres of pasture land. Wonderful out building set up for livestock with 30x60 shop fully insulated,220 power, gas line roughed in. 8 stall horse barn. Large one hundred ft loafing shed/shelter. 60x80 outside riding arena. Large storge building with room for inside riding arena. Newer insulated tack shed. Automatic stock waterer. Property fully fenced with lots of cross fencing. Two wells. The home on this property is a very good sized bungalow with 4 bedrooms one and half bathrooms large open living space with updates to flooring,kitchen (moca maple cabinets) new paint and newer upgrades to both bathrooms. Addition done in eight four. Some newer vinyl windows on the main floor added. Wood burning fireplaces up and down to keep you warm through the cold times. New front door and garden doors to the deck. Deck has been re done with pressure treated wood with new metal railing to be added. The deck faces south west with wonderful views over looking the property. Basement features a warm and cozy family room. Seperate basemnet entrance with large boot room. Furnace is about ten years old. Metal roof. Property is conveniently located close to Benalto and Sylvan Lake all on paved roads. No gravel here!