



GRASSROOTS
REALTY GROUP

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3502 Township Road 360
Rural Red Deer County, Alberta

MLS # A2212726



\$499,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,224 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	1.88 Acres		
Lot Feat:	Garden, Many Trees		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	6-36-3-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	None	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, 3 Bar Stools in Kitchen, Wall TV Bracket, Water Dispenser, Garage Door Opener & Remote, Overhead electric heater on back deck, Metal Bench, Starlink Dish & Router, Extra Flooring for Bedroom, Fridge in garage, 3 storage cabinets beside the fridge, Shelving and Storage units in the garage, Two 1000L totes, two blue rain barrels, one brown rain barrel, Snow Fence, Chain Link Fencing around garden & water softener.

Your Own Little Slice of Heaven Awaits! Welcome to this beautifully maintained 1.88-acre property just minutes from Spruce View. Nestled among mature trees and surrounded by picturesque farmland, this charming acreage offers the perfect blend of peace, privacy, and functionality. The 3-bedroom, 2-bathroom SRI manufactured home was beautifully renovated in 2020, featuring modern updates while maintaining a warm, inviting feel. Relax and unwind on the serene back deck complete with an electric heater, or enjoy your morning coffee on the cozy front veranda. The incredible 40' x 42' heated garage is a standout feature, offering two indoor parking spaces, a heated workshop area, and ample storage for all your tools, toys, and lawn equipment. Hobbyists, car enthusiasts, and outdoor lovers will appreciate the versatility this space provides. For those with a green thumb, this property boasts two large gardens and three garden boxes, ready for you to plant and grow to your heart's content. Major updates give peace of mind — roof updated in 2015, new septic field in 2020 & insulated skirting in 2021. Pride of ownership shines through every inch of this property. This isn't just a property — it's a lifestyle. It's a slower morning coffee, an evening under the stars, a place where your story unfolds one beautiful chapter at a time.