

20, 37280 Highway 816  
Rural Red Deer County, Alberta

MLS # A2081273



## \$1,390,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	Brush, Creek/River/Stream/Pond, Farm, Lake, Rolling Slope, Treed, Views, W		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Vinyl

**Sewer:** -

**Roof:** Metal

**Condo Fee:** -

**Basement:** None

**LLD:** 17-37-25-W4

**Exterior:** Post & Beam, Wood Frame

**Zoning:** AG

**Foundation:** Pillar/Post/Pier

**Utilities:** -

**Features:** Bar, See Remarks

**Inclusions:** N/A

160 ACRES OF PURE PARADISE JUST 15 MINS SOUTH EAST OF RED DEER & 10 Mins to Pine Lake boat Launch! This one of a kind property is totally private and nestled away on a long No Exit Road. Surrounded by rolling hills, green pastures, lots of wildlife and a private lake deep enough (18' +/-) to stock trout in. The Huge 60 x 150 main Shop is fully finished and features LED lighting, In-Floor Heat in both the main area and back room with a beautiful full bar, bathroom and games room. This gorgeous facility could very easily be turned back into a full In-Door riding arena or Livestock show barn. The options are endless here! The loft/living quarters above is 1779 sqft with two bedrooms, a 4pc bath, large family room and beautiful kitchen. Framing is started on an additional area for another three bedrooms, bath and living room. Another heated 48x50 shop with lean-to allows for even more storage for your personal or business use. There is approx 60 - 80 Acres +/- of Elk fencing within this stunning oasis ready for you to call home.