

35530 Range Road 25
Rural Red Deer County, Alberta

MLS # A2108950



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,313 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	4.94 Acres		
Lot Feat:	Cleared, Low Maintenance Landscape, Landscaped, See Remarks, Treed, W		

Heating:	Central, In Floor, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	31-35-2-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, French Door, Granite Counters, Kitchen Island, Sauna		

Inclusions: Stove, fridge, B/I microwave, B/I dishwasher, all window coverings, garage door opener, garage door control, central AC, central vacuum and all attachments, freezer in barn, washer and dryer.

A beautiful LAKE SIDE acreage mere steps away from the water! This modern 1300 square foot, 4-bedroom, 3-bathroom home is truly one of a kind! Nestled in on 5 acres, this well cared for bungalow style property is sure to impress. Enter through into your modern farmhouse style kitchen and have a fabulous time entertaining in the incredible dining and living area. The main floor features 9' ceilings, large windows, granite counter tops, crown mouldings, travertine tile flooring and so much more! There are 2 bedrooms located on the main floor and an additional 2 bedrooms on the lower level which are all a good size and offer loads of room. This home is PERFECT for a growing family or empty nesters wanting more space. Feel peaceful watching the gorgeous sunrises and sunsets on your front covered porch.... OR on your back deck! Got toys? Check out the large 24X30 concrete pad sits in front of the fully finished 26x30 oversized double attached garage. The Heritage "RED BARN" has concrete alley, storage rooms, box stalls and a full useable loft space. Gleniffer Lake is a beautiful clear family friendly lake with great beaches, swimming and fishing. After a day of water sports, come home.... and relax in your AWESOME hot tub or around the fire. Excellent well water with well test and water quality report performed in 2022. Upgrades such as Infloor heating, ICF basement construction and so much more....make this property a winner! 30 minutes to Red Deer and Sylvan Lake, 15 minutes to Innisfail. Own an acreage with endless opportunities! “