

26539 Township Road 362 Township  
Rural Red Deer County, Alberta

MLS # A2126425



## \$599,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Front Yard, Lawn, Garden, Gentle Sloping, No Neighbour		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	7-36-26-W4
<b>Exterior:</b>	Mixed, Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Howdy, partner! Saddle up and mosey on down to your very own country paradise! This fresh-as-a-morning-dew acreage offers a panoramic view that'll take your breath away. With everything here spruced up and shining from a 2021 revamp, you can hang your hat knowing there ain't no old-timey worries to trouble you. Step into this delightful manufactured home, where an open-concept living space warmly welcomes you. The kitchen, dining area, and living room flow together like a sweet country melody, creating a cosy spot for family gatherings. With four snug bedrooms and two full bathrooms &ndash; including a charming 3pc ensuite in the spacious primary bedroom &ndash; there's plenty of room for kinfolk to kick back and relax. But hold your horses, the real showstopper is outside! From your kitchen window, gaze at the grand mountains on clear days, and let the valley roll out before you like a painted masterpiece. This here is the country dream you've been searching for &ndash; come on in and stay a while! Outdoor enthusiasts and animal lovers, rejoice! This property comes fully equipped with corrals for your beloved livestock, complete with convenient power and water access. And for those friends itching to join in on the country fun, the red barn-style shed offers 50 amp power, perfect for powering up an RV or two. Imagine lazy summer afternoons spent grilling up a storm on the expansive front deck, thanks to the convenient gas hook-up awaiting your BBQ masterpieces. And when the temperature drops, retreat to the warmth of the heated and finished 30x30 garage, where water and gas await. As for location, you couldn't ask for better. With your choice of esteemed schools &ndash; whether it's Red Deer, Penhold, or Innisfail &ndash; just a stone's throw away, your little ones can hop on the bus right at the end of the driveway. And when

adventure calls, Red Deer, Penhold, and Innisfail are mere 15-minute jaunts, while the Calgary airport beckons just 45 minutes down the road. Don't let this opportunity slip away &ndash; come experience country living at its finest!