

60, 27264 Township Road 392
Rural Red Deer County, Alberta

MLS # A2142399



\$554,900

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|------------------|---|---------------|-------------------|
| Division: | Spruce Lane | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,366 sq.ft. | Age: | 1994 (30 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 1.24 Acres | | |
| Lot Feat: | Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot | | |

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|--------------------|-------------------------------|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 15-39-27-W4 |
| Exterior: | Vinyl Siding | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum | | |

Inclusions: Fireplace Remote, Window Coverings Blinds, Rods, Alarm System with All Components, Door Bell Camera, 14x16 Shed, 10x16 Shed, 10x10 Shed

Discover a hidden gem in the Spruce Lane Acres subdivision just 6 Km north of Red Deer, AB on C & E Trail! This charming bungalow presents an outstanding investment opportunity or the perfect home for those dreaming of an acreage. This property offers a rare chance for entry-level acreage living—turnkey and ready to move in—at an attractive price point and proximity to Red Deer that is hard to find. While the property currently lacks a garage, there is ample room to build one, including the option to construct a shop up to 2200 sq ft. Nestled on a mature, private lot, this cozy bungalow is a mere 6 km north of Red Deer, conveniently located on pavement and close to the Blind man river and biking trails. It's just a 10-minute drive to shopping and schools, with busing available to Poplar Ridge and Sylvan Lake High School. This bungalow features great side parking and includes three versatile sheds/workshops Sheds 14x16, and 10x16 and 10x10. With just under 1400 sq. ft. on the main floor plus basement. The interior boasts several updates, blending modern touches with original elements. Recent improvements include new flooring, front door, siding, paint and a reverse osmosis system, roof 2011 and well in 2012, hot water tank 2024 . The main floor offers a welcoming entryway leading to a bright and spacious living room with a cozy fireplace that stays with the home, a large dining area, and a charming Oak "U"-shaped kitchen with a walk in pantry. There are three decent-sized bedrooms, a full 4-piece bathroom and convenient main-floor laundry/storage that can easily be relocated to the basement if desired. Additionally, there's a 2-piece bathroom by the entry to the deck. Storage is plentiful with linen and broom closets! The back door, right off the kitchen, opens onto a large, updated deck—super-sized and private—perfect for BBQs and

soaking up the southern sun. The basement is surprisingly spacious, featuring a large living area finished with wood stove , one bedroom, and a three-piece bathroom. There's also additional storage that could be converted into another bedroom with the addition of a window if needed. A large storage room fits an extra fridge and freezer. The exterior features a fire pit for enjoying summer evenings and a large garden - fenced to keep wildlife at bay. The home is located near walking trails and local play parks, making it ideal for a first-time buyer with a vision. The septic system is located under the deck and has been recently emptied, while the well is on the east side of the house, and the septic field is in the southwest corner of the property. Perfect for an individual on a budget who wants to start their acreage journey, there is plenty of room to add a garage or shop. Bungalow style with very minimum amount of steps. Easy to show, this opportunity won't last long!