

**37550 C & E Trail
Rural Red Deer County, Alberta**

MLS # A2150590



\$619,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,530 sq.ft.	Age:	1964 (60 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway, Parking Pad, RV Access/Parking, Single		
Lot Size:	2.82 Acres		
Lot Feat:	Front Yard, No Neighbours Behind, Landscaped, Many Trees, Street Lighting		

Heating:	Forced Air, Hot Water	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	35-37-28-W4
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone, Sewer
Features:	Built-in Features, Storage, Sump Pump(s)		

Inclusions: Fridge/Freezer in Cold Room, Lawn Mower (has a snowblower attachments, rear rototiller attachment), Yamaha Quad with Spray Tank Trailer, Utility Trailer

LOCATION, LOCATION, LOCATION! BEAUTIFUL, SOLID BUILD ACREAGE LOCATED on 2.82 ACRES MINUTES AWAY FROM RED DEER ON C&E TRAIL, THIS IS AN AMAZING OPPORTUNITY YOU DON'T WANT TO MISS OUT ON! FULLY FINISHED & featuring 3 BEDS, 2 BATHS, both a SINGLE ATTACHED & a DOUBLE DETACHED GARAGE on a TREED LOT, this acreage offers AMAZING POTENTIAL & truly is a RARE OPPORTUNITY that you don't want to miss out on! The MAIN FLOOR PLAN offers the very SPACIOUS KITCHEN, a very nice & bright LIVING ROOM with a BUILT IN CHINA CABINET & lots of natural light coming through, 3 BEDROOMS including a very LARGE MASTER BEDROOM with a 2 PCS ENSUITE. The TWO FRONT BEDROOMS have a SLIDING DOOR to a STRAIGHT ACROSS BALCONY overlooking the treed front yard...perfect setup to enjoy your morning coffee or a glass of wine at the end of the day ! Both front bedrooms have an addition as well. One more 4 PCS BATH & the LAUNDRY AREA complete the main level! The FULLY FINISHED BASEMENT has access to the WELL -260 feet deep (vents outside) & it offers the FAMILY ROOM with wood panels, the COLD ROOM, a HUGE STORAGE AREA & the MECHANICAL ROOM .The hot water tank was replaced in 2008, there is newer HE FURNACE with a humidifier (not sure of the exact time the furnace was replaced) & there is a WATER SOFTENER SYSTEM as well (the water is HARD WATER) There is also a GENERATOR outside the double detached garage (in the event the power goes off, the switch is in the furnace room) The BLUE TANK is the pressure tank & a new pressure switch was replaced last year. Worth mentioning is the fact that the SHINGLES WERE REPLACED 8-9 YEARS AGO ! The SEPTIC PUMP was also replaced 2 years ago and

the whole tank was emptied last month. The beautiful TREED LOT with 75 ft trees (perfect for privacy) offers beautiful LILAC BUSHES & PLUM BLOSSOMS (blooms at the end of May) & it showcases the DOUBLE DETACHED GARAGE which is HEATED & INSULATED & it features 8ft CEILINGS, a MAN DOOR & a WORK BENCH. There are also 4 SHEDS (both the barn shaped one & the wood shed are wired for power) and a WATER FOUNTAIN with SOLAR POWER. With plenty of room for RV PARKING & CLOSE TO ALL AMENITIES ON THE SOUTH SIDE OF RED DEER, THIS GEM OF AN ACREAGE TRULY OFFERS COUNTRY LIVING MINUTES AWAY FROM THE CITY & IS AWAITING YOUR IMMEDIATE POSSESSION & ENJOYMENT! ACREAGES LIKE THIS ONE DON'T COME ON THE MARKET TOO OFTEN, DON'T LET THIS AMAZING OPPORTUNITY PASS YOU BY!