

36254 Range Road 275
Rural Red Deer County, Alberta

MLS # A2157345



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,115 sq.ft.	Age:	1955 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Front Drive, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Brush, Corners Marked, Front Yard, Lawn, Garden, Many Trees, V		

Heating:	Forced Air, Propane	Water:	Private, Well
Floors:	Carpet, Vinyl Plank	Sewer:	Open Discharge, Pump, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-36-27-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: Wood Stove

Welcome to the country!! This 4.99-acre parcel is situated just off the QE2 corridor and has great features for a home business or a small hobby farm setting. The home features 3 bedrooms & 2 baths - 4pc. Main & 3 PC basement bath. The potential to convert the den in the basement making it a 4 bdrm. All Bedrooms are spacious and a cozy kitchen spills into a nice bright dining space. A wood stove cozies the main floor living room with access to the yard through a side door perfect for outfitting a south-facing deck space. Downstairs offers an additional bedroom, den space & a 3pc bath providing access to a roughed-in Cedar sauna room space. The laundry room space combos with the mechanical room, with a 2023 water-heater tank and 2018 furnace shingles were updated in 2019, with a variety of other upgrades to flooring, some windows & appliances. Outside an office space is separate for the 60'x32 Shop and an older 20x24 structure provides an oversized workshop space. The perimeter is partially fenced with security metal gates at the lane. This hidden gem is a great stepping stone to break into the county lifestyle living!!