

37471 Range Road 234
Rural Red Deer County, Alberta

MLS # A2158679



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,792 sq.ft.	Age:	1982 (42 yrs old)
Beds:	6	Baths:	2
Garage:	None		
Lot Size:	19.20 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Lake, Secluded, Waterfront		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Mound Septic, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	28-37-23-W4
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover the perfect blend of country living and endless potential on this 19.2 +/- acre property, beautifully set with panoramic views of Delburne Lakes. This spacious raised bungalow boasts 6 bedrooms and 2 bathrooms, offering ample space for family living or entertaining guests. Enjoy peace of mind with a new furnace, newer metal roof and a great producing well, drilled in 2017. The property is fully fenced and cross-fenced, making it ideal for livestock or agricultural pursuits. A massive 170' x 40' barn provides plenty of room for equipment, animals, or storage, offering limitless opportunities for farming, ranching, or other ventures. Located just 5 minutes from the charming community of Delburne, you'll have quick access to essential amenities, including doctor's offices, grocery stores, schools, and more. With a breathtaking natural setting and so much potential, this property is priced to sell and ready to become your next great investment or forever home. Don't miss out on this unique opportunity to own a piece of serene countryside with all the conveniences close at hand!