

226, 36078 Range Road 245 A
Rural Red Deer County, Alberta

MLS # A2162676



\$389,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	992 sq.ft.	Age:	1971 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Lake, Irregular Lot, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Unfinished	LLD:	6-36-24-W4
Exterior:	Wood Frame	Zoning:	R-6
Foundation:	Other, Piling(s)	Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: n/a

Dreaming of an affordable completely redone home/cottage at the Lake? You won't want to miss this fabulous 3 bedroom (no closets) 2 bathroom Lakeview property on the south/east corner side of Pine Lake. Pie lot is perfect to park a boat and more! Pine Lake is home to great fishing, boating and swimming, golf, snowmobiling and only a 35 minute drive to Red Deer. This home has been completely remodeled and stripped to studs! New insulation, ceilings, walls, new windows, siding, doors, 2 panels, septic holding tank - you name it - it was replaced! The owner picked finishings carefully to please the toughest critique and style it for a nice modern look with beautiful! A wall of windows/sliding doors was added on the westside of the house to take advantage of the scenery. You will fall in love with this kitchen! All brand new and sparkly clean! Crispy white cabinets with new tile splash complementing the new stainless-steel appliances! Huge Island for serving meals and gathering around it! Dining area right next to it and the living room to the right! Living room was extended and where the wall of windows were added. Kitchen featuring: stainless steel appliances, quartz counter tops and an ample eating area for those large gatherings or family meals. All nice and stylish! The master features a 3 piece ensuite with shower & glass closure and linen closet. There are 2 additional bedrooms (no closets), 4 pc main bath and main floor laundry. There is an access to the large deck finished with metal/wire railing with like view as some trees were removed. The home has a partial basement with a new furnace/hot water tank/AC and pressure tank. There is a well on this lot it was grandfathered/existing. Septic Tank has been replaced to holding tank May 2024 this is included in price front was re-landscaped. Recently added to the home is a water filtration. Other great

features include a storage area under part of the house, a boat dock could be set at the lake edge in the community park section that has access to the lake/rock fire pit that could be used. The walkway to it is right behind the home on the right/north. Yes, there is a community boat launch as well. Central air conditioning is new/installed. This lake-view home has it all. A note: washer, dryer as well as fridge is different than on the photos. Property is not right on the lake, but it does have an access to it by the walkway on the north of the home and there is a boat launch road in the community. Shows like new.