

35180 Highway 21
Rural Red Deer County, Alberta

MLS # A2164482



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,826 sq.ft.	Age:	1930 (94 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	18.66 Acres		
Lot Feat:	Many Trees, Pasture, Rolling Slope, See Remarks		

Heating:	Floor Furnace, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Lagoon
Roof:	Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	8-35-23-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Combination, See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 35180 Highway 21 in Red Deer County. This property is zoned AG with 18.66 acres of land all newly fenced (2024). This acreage is just a few Minutes to Elnora and 15 minutes to Delburne. Easy access to amenities. There is no shortage of space withing this with over 1800 square feet of living space. This home is full of potential with a unique floor plan that used to have a store front from the Gas Station that used to be here years ago. You will notice the old store front when you walk into this home. Also has a 2 piece bathroom with access from the outside, with some imagination the bathroom could be reconfigured to open from the inside. This area could be remodeled to have the front entrance you always wanted. Off of the entrance you will head to the laundry room which is just off of the Dining Room & Kitchen Area. The kitchen features an abundance of cupboard space. There are three bedrooms down the hall from the dining room with a 5 piece bathroom. The living room is spacious with a wood burning fireplace. Just off the living room is the 3 season sunroom which is perfect for catching up with your reading with your morning coffee. The land is open for your imagination, build a barn for horses or build a dream shop. Gas Tanks were removed and remediated professionally in 2004.