

37425 Range Road 224
Rural Red Deer County, Alberta

MLS # A2164542



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,784 sq.ft.	Age:	1965 (59 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	20.00 Acres		
Lot Feat:	Farm, Pasture, Secluded		

Heating:	Forced Air, Wood Stove	Water:	Well
Floors:	Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	28-37-22-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding		

Inclusions: Fridge, Stove, Washer, Dryer.

****Charming 20-Acre Country Property with Extensive Upgrades!**** This picturesque 3-bedroom, 1-bath home offers the perfect blend of rustic charm and modern convenience. Nestled on 20 acres, it's fully fenced and cross-fenced, making it ideal for animals. The property boasts a barn, equipment storage building, and newer fencing, including a wind fence and an automatic waterer for livestock. A single attached garage adds convenience and additional storage. Recent upgrades in the house include a new 100-amp electrical panel, updated insulation and drywall, a newer water softening system, and fresh lighting throughout. Enjoy outdoor living on the newly built deck (2023), while the shingles, eavestroughs, and water well pump were replaced in 2021. The cozy interior features a wood stove and newer flooring for added comfort. Outside, you'll find a freshly updated tin chicken coop and plenty of space for your agricultural pursuits. Move-in ready with the perfect balance of country charm and practicality & don't miss this rare opportunity!