

27, 26540 Highway 11
Rural Red Deer County, Alberta

MLS # A2165580



\$464,900

Division:	Balmoral Heights		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	795 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Additional Parking, Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	4.15 Acres		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum, Tile	Sewer:	Lagoon, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	19-38-26-W4
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

HORSE OWNERS! This 4.15 acre acreage is zoned for up to two horses, is fully fenced, and you're just minutes from Red Deer and all on pavement! Situated in Balmoral Heights, this property can also be SUBDIVIDED into two lots for future development potential, and with a natural slope and South West exposure, there are two ideal building sites for walkout homes with views of the city and mountains. The existing home has received some upgrades over the years in the form of insulation, plumbing, electrical, etc and offers two bedrooms on the main floor, with a full bath and another bedroom in the basement. The home does require TLC inside and out, but could be renovated to suit, or go ahead and build your dream home on one of the many ideal building sites! Affordable acreage properties that allow horses this close to town are almost impossible to find!