

25566 Highway 42
Rural Red Deer County, Alberta

MLS # A2166021

\$799,900



Division:	Pine Lake West		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,562 sq.ft.	Age:	1970 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	22.53 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Garden, Seasonal Water, Pasture, Private, Rolling		

Heating:	Central, In Floor, Fireplace(s), Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	31-36-25-W4
Exterior:	Mixed, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Water
Features:	Bar, Ceiling Fan(s), Central Vacuum, Laminate Counters, Pantry, Vinyl Windows, Wood Windows		

Inclusions: Sheds,

Welcome to this remarkable 22.5 acre property, only a half mile off pavement. The land includes approximately 20 acres of unbroken, fenced pasture perfect for livestock. The remaining 2 acres feature a beautifully maintained grass and treed yard, complete with a home, shop, corrals, garden and plenty of privacy. The home, built in 1970 has a full basement with underfloor heating. Two upper additions were added around 1990 and 2005, providing extra living space as well as an attached garage. Property also includes a 32x36 shop with double doors for ease of larger units to park inside and an ideal workshop as well as lots of storage. The home offers 3 good size bedrooms upstairs with a 4 piece bath, main floor laundry, large living room as well as kitchen and dining room. This floor also has a front and rear entrance as well as access to attached garage. Downstairs we have a large bedroom, 3 piece bathroom, a wet bar at the edge of a living room that has wood burning fireplace tucked in the corner. The rec room, storage rooms and utility room finishes off this level which also has a walk up to grade walkout doorway. This property offers a unique blend of rural charm, able to keep horses and cows or other farm animals, and a gorgeous 360 degree view from the hilltop. An excellent choice for those seeking a spacious but very useable acreage.