

21, 39233 Range Road 271
Rural Red Deer County, Alberta

MLS # A2166285



\$934,900

Division:	North Lane Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,541 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated, Triple G		
Lot Size:	3.03 Acres		
Lot Feat:	Few Trees, Landscaped, Level		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Cork, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-39-27-W4
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer, dryer, garage door opener, garage door remote, 2 sheds, desk in office.

An acreage minutes from Red Deer & Blackfalds in Northlane Estates with a fully developed bungalow, a 38'x44' shop on 3 acres. Paved right to the home this property is treed with a large flat yard area & a beautiful view out front. The curb appeal is accented by the stamped concrete driveway, the covered front porch and attached heated 25x25 garage (with a floor drain). The tiled front entryway greets you to the open style floorplan with vaulted ceilings. Maple kitchen cabinets are complemented by stainless steel appliances, a raised eating bar, under cabinet lighting, crown moldings, a corner pantry, 2 sil granite sinks (one is a prep sink with a garburator) and a corner pantry. The tiled eating area has a bayed window and patio doors out to the wrap around deck & lower level stamped concrete patio). There is a stunning view out of the living room window. There are 3 bedrooms upstairs (one that has hardwood floors and makes a nice office). The king sized primary bedroom has double windows & a 4 piece ensuite with a tiled tub/shower (new shower heads) tile 1/2 way up the wall & a window. The home features main floor laundry. Follow the stairs with built in lights down to the fully developed basement that features a games room with vinyl plank (new in 2022), a family/ theatre room with built in Bose speakers, a wood burning stove with stone surround, 2 more bedrooms (one with a walk in closet) and a 4 piece bathroom. Step outside to enjoy 3.03 acres with a wrap around porch, a stamped concrete patio, a large yard area, a treed in area, 2 sheds (12x16), a greenhouse & paved to the shop! The dream shop has 16' ceilings on the double side and 12' ceilings on the single side, huge overhead doors- 2 are 10' and centre one is 12' and is suitable for an RV, floor drains, radiant heat, 220v wiring, epoxy floors and an office mezzanine. Upgrades include: carpet in 2019, vinyl

plank 2022, water system through Westcountry 2022, subpanel generator, hot water tank 2020, septic field upgrades 2023, shingles on the house and shop 2012.