

37441 Range Road 271
Rural Red Deer County, Alberta

MLS # A2167705



\$1,115,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,695 sq.ft.	Age:	1981 (43 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway, Outside, RV Access/Parking		
Lot Size:	26.81 Acres		
Lot Feat:	Farm, Many Trees		

Heating: Boiler, Fireplace(s), Natural Gas

Water: Well

Floors: Carpet, Tile

Sewer: Septic Field, Septic Tank

Roof: Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: 25-37-27-W4

Exterior: Concrete, Stucco, Wood Frame

Zoning: AG

Foundation: See Remarks

Utilities: -

Features: Breakfast Bar, High Ceilings, Pantry, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: All "As is, Where Is".

ATTENTION HORSE ENTHUSIASTS! This 27 (+/-) acre property is situated just outside of the City of Red Deer limits and is designed for the equestrian lifestyle with a large (60x112) indoor riding arena with a viewing area, 7 boxed stalls, a wash bay and a bathroom. There are numerous paddocks and shelters on the property as well as an outdoor riding arena. The 2 storey home includes 4 beds on the upper level with a sunroom and full ensuite off of the master bedroom. There is plenty of room on the main level with a front living room, rear family room, main floor laundry plus a spacious kitchen with granite counter tops and separate dining area. The potential for a home based business is incredible!