

\$4,650,000 - 38551 Range Road 21, Rural Red Deer County

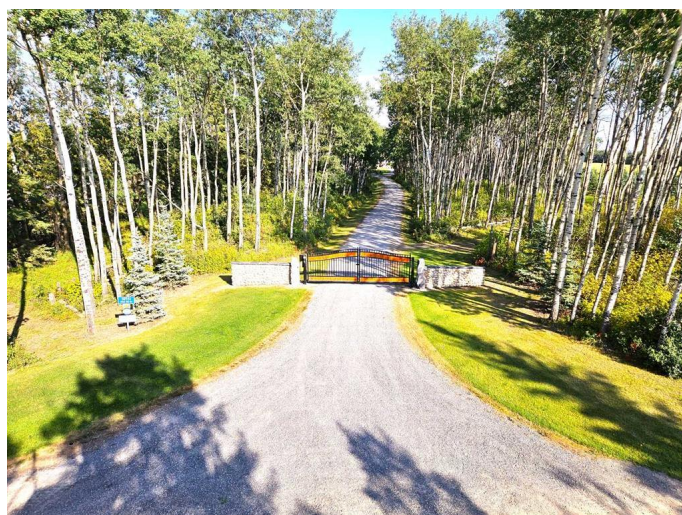
MLS® #A2141433

\$4,650,000

5 Bedroom, 3.00 Bathroom, 1,956 sqft
Agri-Business on 80.52 Acres

NONE, Rural Red Deer County, Alberta

Welcome to your private paradise featuring a main residence, an approved second residence, and a guest garden suite! This stunning 80-acre property, one of the most beautiful in the Sylvan Lake area, is a perfect escape from city life, only 5 minutes from Sylvan Lake and 20 minutes from Red Deer. The main home, built with ICF construction and concrete floor joists, offers in-floor hot water heat on both levels. It boasts an open floor plan with an elevator, 5 large bedrooms, 2 kitchens, a sunroom, a spacious main floor laundry room, 3 bathrooms, a walkout basement, and a double attached garage. The main level features a generous front foyer leading to a bright living area. The large kitchen includes a walk-in pantry, wall oven, 5-burner countertop stove, fridge, dishwasher, and granite countertops. The primary bedroom is a luxurious retreat with a soaker tub, a walk-in shower, and a spacious walk-in closet. The dining area opens to a south and west-facing covered deck, ideal for enjoying morning coffee with inspiring views of grain fields and forests. The functional main floor laundry room includes a laundry sink and walk-in closet. The family room opens to a covered south and west-facing concrete patio downstairs. The lower level also includes 2 spacious bedrooms, a full bathroom, a workout area, a TV area, a secondary kitchen, and a large



mechanical room.

For entertainment, enjoy time with family and friends around your water fountain or in the private gazebo with surround sound and a fire pit. Grow your own organic food in the 12'x50' greenhouse with an ICF frost wall.

The property also hosts the R FAMILY CHRISTMAS TREE FARM, featuring a 2019 office with forced air heat, 220v power, 1 bedroom, 1 3-pc indoor bathroom, and 1 2-pc bathroom with outside access. This area includes an ice-skating park, picnic shelter, and 14 acres of Christmas trees, with approximately 400 trees sold in 2023.

Additional income opportunities include:

• A fully upgraded 1976 mobile home, renting for \$1,500/month plus utilities.

• A 2017 60'x120' warehouse with two fully finished 60'x60' bays, in-floor hot water heat, 220v power, two 3-pc bathrooms, and two mezzanines, renting for \$2,800/month per side plus utilities and GST.

• 43 acres of cropland rented on a share basis.

Other support buildings include:

• A 1992 60'x60' shop with two 30'x60' fully finished bays, in-floor hot water heat on one side, roughed-in in-floor heat on the other, 220v power, a 2-pc bathroom, laundry, and a heated mezzanine man cave.

• A 1986 24'x26' attached garage, fully finished with forced air heat.

• Various storage sheds, including one perfect for pets with in-floor hot water heat, running water, and power.

This property is located close to the lake, offering swimming, boating, water skiing, ice fishing, snowmobiling, and cross-country skiing opportunities. You have to see it to believe it! Book a viewing today.

Built in 2013

Essential Information

MLS® #	A2141433
Price	\$4,650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,956
Acres	80.52
Year Built	2013
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	38551 Range Road 21
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 2M7

Amenities

Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Front Drive, Side By Side
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Wired for Sound, Elevator
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Hot Water, Natural Gas, Central
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard
Lot Description	Farm, Landscaped, Near Golf Course, Private, See Remarks

Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stucco, See Remarks
Foundation	ICF Block

Additional Information

Date Listed	June 14th, 2024
Days on Market	364
Zoning	AG

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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