

# **\$760,000 - 38503 Range Road 25a, Rural Red Deer County**

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MLS® #A2174728

**\$760,000**

4 Bedroom, 2.00 Bathroom, 1,590 sqft  
Residential on 3.09 Acres

NONE, Rural Red Deer County, Alberta

Nestled in a picturesque landscape, this stunning 3 acre property is a true gem, featuring not one, but 2 charming houses that offer both privacy and opportunity. This property has been county approved for 2 residents. Surrounded by majestic trees that whisper the secrets of nature, this acreage creates an enchanting atmosphere perfect for family gatherings or just your own tranquil retreat. The main house boasts a blend of classic charm and comfort. Sundrenched rooms, open inviting living spaces that flow seamlessly to welcome the outside in. The second house, approx 1800 sq ft, (under renovation, about 80 per cent complete) ideal for guests or a rental opportunity, adds versatility to this unique property. Ample storage inside and out - plenty of room for hobbies and to store all your treasures. Whether you envision gardening, outdoor entertaining, or simply basking in the beauty of your space - this property is one to love. Main house is a bungalow, with 4 bedrooms and 2 baths. Gorgeous hardwood floors, kitchen is full of cabinets and working space, island, and plenty of space for dining. Large living space complete with cozy wood burning stove will be the heart of the home, a perfect place to gather. Lower level offers one more bedroom, storage and another space currently used as an exercise place. Single attached garage. Outside offers many storage buildings. All



located minutes from Sylvan Lake.

Built in 1966

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2174728                         |
| Price          | \$760,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,590                            |
| Acres          | 3.09                             |
| Year Built     | 1966                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38503 Range Road 25a  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T0M 0H0               |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Beamed Ceilings             |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Stove(s) |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Wood Burning Stove                                                            |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard, Storage, Fire Pit |
| Lot Description   | Many Trees, Private             |
| Roof              | Tar/Gravel                      |
| Construction      | Wood Frame                      |
| Foundation        | Block                           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2024 |
| Days on Market | 190                |
| Zoning         | DCD-7              |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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