

# **\$1,800,000 - 201, 1236 Township Road 384, Rural Red Deer County**

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MLS® #A2231035

**\$1,800,000**

4 Bedroom, 2.00 Bathroom, 2,316 sqft  
Residential on 12.16 Acres

Valley Meadows, Rural Red Deer County,  
Alberta

2,316 SQ. FT. BUNGALOW LOCATED ON 12.16 ACRES JUST MINUTES EAST OF SYLVAN ~ POTENTIAL TO SUBDIVIDE ~ OVERSIZED TRIPLE DETACHED GARAGE + NUMEROUS OUTBUILDINGS ~ SET UP FOR HORSES W/CORRALS, FENCING, SHELTER & WATERER ~ 42' x 7' covered front veranda welcomes you to this well cared for home ~ Open concept main floor layout is complemented by vinyl plank flooring and large windows offering tons of natural light ~ Double sided stone fireplace with a raised hearth and mantle separate the living and dining rooms ~ The kitchen offers a functional layout with plenty of cabinets, ample stone counter space including a large island with an eating bar, window above the sink overlooking the backyard and a large walk in pantry with floor to ceiling shelving ~ Easily host large gatherings in the dining room with garden doors access to the rear patio ~ The private primary bedroom is a generous size and can easily accommodate a king size bed with ample room for a sitting area, has a spacious walk in closet with built in shelving and a 5 piece ensuite with dual sinks, a walk in shower, and a jetted soaker tub ~ 3 additional bedrooms are all a generous size and have ample closet space ~ Updated 4 piece bathroom is centrally located, has a soaker tub, glass doors and a tile surround ~ Laundry



is located in it's own room and has built in cabinets and a folding counter ~ Mud room has a separate entry with easy access to the triple detached garage and driveway ~ Treed fire pit area has a bunk house with power and large windows ~ Double detached garage/shop has an overhead door, and power ~ Horse barn, corrals, shelter and riding arena with horse waterer ~ Horseshoe pits, zip line and a huge dirt bike track ~ Preliminary subdivision plans have already been discussed and mapped with the county, showing potential for up to 6 acreages or 16 smaller parcels (subject to county approval). A solid opportunity for investors, developers, or buyers looking to establish a business or multi-use property ~ Located in Valley Meadows subdivision, just minutes east of Sylvan Lake with pavement to the driveway.

Built in 2001

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2231035                         |
| Price          | \$1,800,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,316                            |
| Acres          | 12.16                            |
| Year Built     | 2001                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 201, 1236 Township Road 384 |
| Subdivision | Valley Meadows              |
| City        | Rural Red Deer County       |

|             |                 |
|-------------|-----------------|
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1S6         |

### Amenities

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected                                                                                   |
| Parking      | Additional Parking, Double Garage Detached, Oversized, RV Access/Parking, See Remarks, Gravel Driveway, Triple Garage Detached |
| # of Garages | 3                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                                                                               |
| Heating           | Natural Gas, Boiler, In Floor                                                                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Raised Hearth, See Remarks, Stone, Dining Room, Double Sided, See Through                                                                                                                                               |
| Basement          | None                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Playground, Private Entrance, Private Yard, Storage, Garden                |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Many Trees, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Stucco, Wood Frame                                                                   |
| Foundation        | Slab                                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 77              |
| Zoning         | AG              |

### Listing Details

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