

\$799,900 - 35530 Range Road 25, Rural Red Deer County

MLS® #A2108950

\$799,900

4 Bedroom, 3.00 Bathroom, 1,313 sqft
Residential on 4.94 Acres

NONE, Rural Red Deer County, Alberta

A beautiful LAKE SIDE acreage mere steps away from the water! This modern 1300 square foot, 4-bedroom, 3-bathroom home is truly one of a kind! Nestled in on 5 acres, this well cared for bungalow style property is sure to impress. Enter through into your modern farmhouse style kitchen and have a fabulous time entertaining in the incredible dining and living area. The main floor features 9' ceilings, large windows, granite counter tops, crown mouldings, travertine tile flooring and so much more! There are 2 bedrooms located on the main floor and an additional 2 bedrooms on the lower level which are all a good size and offer loads of room. This home is PERFECT for a growing family or empty nesters wanting more space. Feel peaceful watching the gorgeous sunrises and sunsets on your front covered porch.... OR on your back deck! Got toys? Check out the large 24X30 concrete pad sits in front of the fully finished 26x30 oversized double attached garage. The Heritage "RED BARN" has concrete alley, storage rooms, box stalls and a full useable loft space. Gleniffer Lake is a beautiful clear family friendly lake with great beaches, swimming and fishing. After a day of water sports, come home.... and relax in your AWESOME hot tub or around the fire. Excellent well water with well test and water quality report performed in 2022. Upgrades such as Infloor heating, ICF basement



construction and so much more....make this property a winner! 30 minutes to Red Deer and Sylvan Lake, 15 minutes to Innisfail. Own an acreage with endless opportunities! â€œ

Built in 2013

Essential Information

MLS® #	A2108950
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	4.94
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	35530 Range Road 25
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0K8

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Central Vacuum, French Door, Granite Counters, Sauna
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Stove
Heating	In Floor, Natural Gas, Central
Cooling	None
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Features Fire Pit, Private Yard, Storage, Barbecue, Garden

Lot Description Cleared, Landscaped, Low Maintenance Landscape, See Remarks, Treed, Wetlands

Roof Asphalt Shingle

Construction Wood Frame

Foundation ICF Block

Additional Information

Date Listed February 22nd, 2024

Days on Market 262

Zoning AG

Listing Details

Listing Office RE/MAX real estate central alberta

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