

# \$1,125,000 - 39b, 26553 Highway 11, Rural Red Deer County

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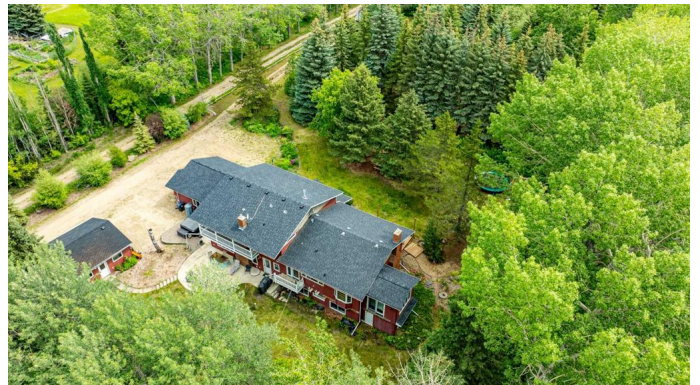
MLS® #A2236020

**\$1,125,000**

6 Bedroom, 4.00 Bathroom, 3,425 sqft  
Residential on 3.01 Acres

Herder, Rural Red Deer County, Alberta

Stunning, one-of-a-kind acreage just two minutes East of Red Deer! Sitting on just over 3 acres, this 3400 + Sq FT is sure to wow you; boasting 6 bedrooms, 4 bathrooms, a main floor office, oversized heated double attached garage PLUS a heated 22x22 workshop and a 16x20 garden shed. Upon entering the home, you are greeted by a large entryway and mudroom just off of the garage. The set up is perfect for a family including a large pantry/storage for additional appliances and groceries. Off of the foyer is a bright and spacious great room with West facing windows and a brick gas fireplace as well as the perfect office space with built-in bookshelves! This property has seen MANY updates and renovations over recent years with the showstopper being the incredible kitchen which features custom cabinets, an oversized double island with quartz countertops, shiplap ceiling, stainless steel appliances (double ovens & a gas cooktop!), a coffee nook with a beverage fridge; all of which is open to the extra den space which could be used however your heart desires. the beautiful oversized living room which is accompanied by a gas fireplace and charming kids nook! This home is truly the entertainer's dream with another wide-open family room for hosting right off of the kitchen complete with a reading book and fun crawl space for the kids. The multiple access points to the yard make it the



ultimate place to host. Upstairs you will discover four fantastic sized bedrooms including the primary suite which offers a walk-in closet plus double closets and a 4pc ensuite. The three additional bedrooms share the updated bathroom with a double vanity, additional storage space and the conveniently located laundry! The developed basement offers another functional space including a large family room, two great size bedrooms and a 3pc bathroom with in-floor heat. The big ticket items have been taken care of for you here ~ windows (approx 2005), furnaces (2021), shingles (2021), well(2020 - 100ft), septic (2005 & pump 2020) plus extra features like an invisible fence for your furry friends, built-in speaker system, water softener & more. This property is the epitome of privacy yet offers the quick convenience of being so close to town & directly across the street from the Balmoral Community Hall, ball diamonds, playground and basketball court. The kids will love to explore and enjoy the yard ~ endless locations to unwind after a long day and spots to enjoy the sunrise & sunset. If peace, tranquility and space is something you are looking for, this might just be the perfect place for you!

Built in 1977

### **Essential Information**

MLS® #	A2236020
Price	\$1,125,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,425
Acres	3.01
Year Built	1977
Type	Residential

Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

### Community Information

Address	39b, 26553 Highway 11
Subdivision	Herder
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1A5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Side, Oversized
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Boiler
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Landscaped, Private
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 29th, 2025
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Days on Market	1
Zoning	R-1

**Listing Details**

Listing Office	Century 21 Maximum
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