

**39070 Range Road 281**  
**Rural Red Deer County, Alberta**

**MLS # A2251895**

**\$1,767,800**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,582 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	17.92 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Many Trees, Private		

**Heating:** High Efficiency, In Floor, Forced Air, Natural Gas

**Water:** Well

**Floors:** Ceramic Tile, Hardwood, Vinyl Plank

**Sewer:** Other, Septic Field, Septic Tank

**Roof:** Asphalt Shingle, Metal

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 2-39-28-W4

**Exterior:** Brick, Wood Frame

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)

**Inclusions:** Warming Oven, Bar Fridge, 5 Sheds, Vintage Safe in Basement. Mobile Home Inclusions - Refrigerator, Stove, Dishwasher, BI Microwave, Washer, Dryer, Window Coverings

This exceptional property offers 17.92 acres with two residences, a fully finished shop, and multiple outbuildings, located just 1 mile off Hwy 11A on a quiet dead-end road for added privacy, while still providing quick access to both Red Deer and Sylvan Lake. The main home is a spacious bungalow, fully renovated in 2016 with a new roof in 2010. Highlights include hardwood and tile flooring, granite countertops throughout, and an open concept kitchen with a large granite island, black stainless steel appliances, induction cooktop, convection wall oven, warming oven, built in microwave, beautiful cabinetry, and a stunning tile backsplash that flows through the kitchen and dining area. The living room features a wood-burning fireplace, while the sitting room offers a gas fireplace. The primary suite includes a walk-in closet and a luxury ensuite with full bathroom and a deep soaker jet tub in its own private area. Two additional main floor bedrooms, a full bathroom, a half bathroom and the laundry area complete the main level. The basement is nearly finished with a large recreation room, cold room, and utility room with two furnaces, water softener, and A/C. The attached oversized double garage is heated with radiant heat. A second residence, a 2014 manufactured home, offers 3 bedrooms, 2 full bathrooms, air conditioning, washer/dryer, a walk-in pantry, a primary suite with walk-in closet, and a deep corner jetted tub. Outbuildings include a 60' x 100' heated shop with radiant heat, three oversized doors (16' and 14'), bathroom with urinal, washer/dryer hookup, concrete floors in excellent condition, and 220V power in shop (3), quonset (2) and garage (1). Additional buildings include a 70' x 40' Quonset with concrete floor, power, and roughed-in underfloor heating, plus five sheds. Both the shop and Quonset feature

durable metal roofing. Approximately 16 acres are currently seeded to barley under a gentleman's agreement until mid-September. This rare offering combines two residences, extensive outbuildings, privacy on a dead-end road, and a prime location close to town — the opportunities here are truly endless.