

15, 39152 Range Road 280
Rural Red Deer County, Alberta

MLS # A2167691



\$1,050,000

Division:	Hillside Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,978 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Double Garage		
Lot Size:	8.97 Acres		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Irregular L		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

Inclusions: None

COURT ORDERED SALE. Private, hidden, and substantially treed, this 8.97 acre parcel offers secluded acreage living on pavement just minutes from Red Deer. Zoning will allow for up to 2 horses. Situated in the Blindman valley, a long, private driveway leads up to this secluded acreage property which offers a large rancher style bungalow, a heated 30x60 shop with 2 pce bathroom, and a garage suite with double garage on the lower level and a 2 bedroom suite above. The main house offers 3 bedrooms and 2 bathrooms and is heated with in-floor heat in both the house and attached garage. A large kitchen and dining room space sits adjacent to a large sunken living room, and there's two kids bedrooms, a 4 pce bath with laundry, and a bonus room at one end of the home, while the primary bedroom sits at the other end and offers a unique ensuite layout with a large walk in shower and sink in one section, and a toilet, vanity with sink, and access to the walk in closet in the other. Outside there is a large covered deck just off the dining room space. The 30x60 shop is heated with overhead radiant heat, and there is a separate heated bay with overhead doors on each end at the back, and a 2 pce bathroom. At the far end of the property there is a large double garage with full 2 bedroom suite above which is currently tenant occupied and will be vacant upon possession.