

122, 35102 Range Road 24  
Rural Red Deer County, Alberta

MLS # A2190433



## \$525,000

<b>Division:</b>	Red Lodge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	1.04 Acres		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partially Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	8-35-2-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-6
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** DISHWASHER, STOVE, FRIDGE, WINDOW COVERINGS, 2 GARAGE TENTS

Beautifully maintained acreage in Red Lodge Estates! This 1 & 1/2 storey home has had many upgrades over the last few years, the kitchen cabinets have been professionally lacquered, new countertops & tiled backsplash installed, making it the perfect country kitchen. Easy care hardwood flooring throughout the main level dining/living room with Osburn wood stove (chimney has been extended outside to current code), patio doors lead out to the large east facing deck, perfect for morning coffee or to escape the heat in the evening. The main floor bedroom also has a patio doors to the West facing deck. Upstairs you will find the primary bedroom features a 1/2 bath, walk-in closet, garden door to an upper deck and 2 new skylights. In the walkout basement you will find a good size 3rd bedroom, and excellent craft or storage area, games room with double garden doors to a lower patio. A 3rd bathroom with shower completes the basement. Upgrades include furnace & hot water tank in 2020 (serviced in 2025) new shingles, skylights and eavestrough all in 2023, entire house has been recently painted including bathroom vanities & ceilings, new taps, tiled bathroom floors in 2021, outside you will find new gravel parking pads, trees thinned out and gravel paths, fire pit area in the rear of the house, workshop is well underway to being finished, 2 garage tents are included, window frames, doors & decks, have been painted every year, new boards installed where required. Septic field is located in the green space to the south west of the house, tank has a new pump & pipework installed in 2023. So much more to mention but no room, book a viewing now to see it for your self. Red Lodge Estates has a nice mixture of year round and recreational owners with the Little Red Deer River just steps away & a short drive to Glennifer Lake and all it has to offer.