

# \$1,244,999 - 1262 Township 391, Rural Red Deer County

MLS® #A2135963

**\$1,244,999**

4 Bedroom, 2.00 Bathroom, 1,299 sqft

Residential on 15.96 Acres

NONE, Rural Red Deer County, Alberta

THIS LONG ADMIRER HOMESITE NOW RESIDES ON 15.96 PREMIUM LAKE AND TOWN VIEW ACRES. Here's your opportunity to own this ideally located acreage with stunning lake, mountain, and town views. The yard sits high above paved Hwy 20 frontage and Central Alberta's most popular tourist-recreation lake destination "SYLVAN LAKE. Classic 1964 farmhouse - 1,185 SF 3 bed/2 bath bungalow with partial basement development and single garage attached by breezeway accessible from the front and back yard. The home has a solid layout that could easily be renovated, updated, or moved off to make way for your DREAM HOME on this site. Tiered front deck for entertaining and taking in the incredible views. The landscaped yard has a large shelter belt with mature trees and fruit trees, large lawns and recently constructed driveway and automatic entry gate. Chain-link fenced back yard area for children or pets to safely run and play. Outbuildings include a classic hip roof barn on concrete with power, 40'x56' heated arch rib Quonset on concrete with newer rollup door and welding plug, garden shed and 32'x60' open-faced shed with enclosed end section. 2 privately owned water wells for the house and the yard. Septic has been upgraded with a brand new large capacity tank (holding tank "no field currently). Great location - close to golf courses, public boat launch across the road, town, schools and all that Sylvan Lake has to offer. BONUS - annual income includes



surface lease revenue from a Town of Sylvan Lake water well (\$9033.53 +/- annual with 2% annual increase plus \$2000 access road maintenance). DO NOT MISS THIS OPPORTUNITY!!

Built in 1964

### Essential Information

MLS® #	A2135963
Price	\$1,244,999
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,299
Acres	15.96
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	1262 Township 391
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A7

### Amenities

Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Range Hood, Stove(s), Washer, Water Softener

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Private Yard, Storage
Lot Description	Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2024
Days on Market	366
Zoning	AG

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.