

# **\$760,000 - 38503 Range Road 25a, Rural Red Deer County**

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MLS® #A2174728

**\$760,000**

4 Bedroom, 2.00 Bathroom, 1,590 sqft  
Residential on 3.09 Acres

NONE, Rural Red Deer County, Alberta

Nestled in a picturesque landscape, this stunning 3 acre property is a true gem, featuring not one, but 2 charming houses that offer both privacy and opportunity. This property has been county approved for 2 residents. Surrounded by majestic trees that whisper the secrets of nature, this acreage creates an enchanting atmosphere perfect for family gatherings or just your own tranquil retreat. The main house boasts a blend of classic charm and comfort. Sundrenched rooms, open inviting living spaces that flow seamlessly to welcome the outside in. The second house, approx 1800 sq ft, (under renovation, about 80 per cent complete) ideal for guests or a rental opportunity, adds versatility to this unique property. Ample storage inside and out - plenty of room for hobbies and to store all your treasures. Whether you envision gardening, outdoor entertaining, or simply basking in the beauty of your space - this property is one to love. Main house is a bungalow, with 4 bedrooms and 2 baths. Gorgeous hardwood floors, kitchen is full of cabinets and working space, island, and plenty of space for dining. Large living space complete with cozy wood burning stove will be the heart of the home, a perfect place to gather. Lower level offers one more bedroom, storage and another space currently used as an exercise place. Single attached garage. Outside offers many storage buildings. All



located minutes from Sylvan Lake.

Built in 1966

### Essential Information

MLS® #	A2174728
Price	\$760,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,590
Acres	3.09
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	38503 Range Road 25a
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 0H0

### Amenities

Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Beamed Ceilings
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove

Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Many Trees, Private
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Block

### Additional Information

Date Listed	October 22nd, 2024
Days on Market	236
Zoning	DCD-7

### Listing Details

Listing Office	RE/MAX real estate central alberta
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