

\$769,900 - 39042 Range Road 280, Rural Red Deer County

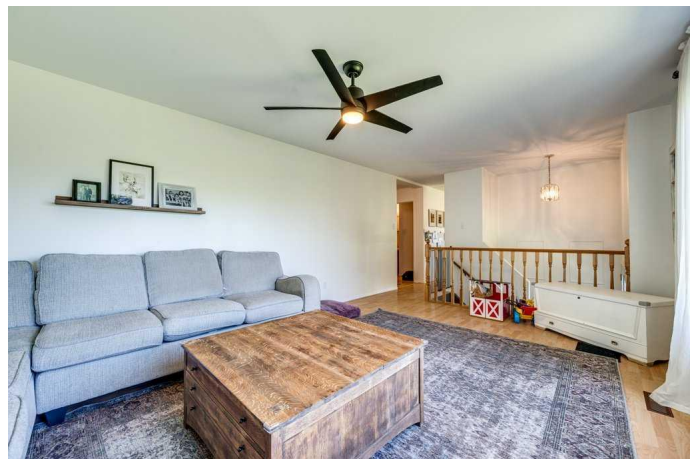
MLS® #A2226386

\$769,900

3 Bedroom, 3.00 Bathroom, 1,171 sqft
Residential on 6.00 Acres

NONE, Rural Red Deer County, Alberta

Experience the Best of Both Worlds: Acreage Living with Purpose! Imagine waking up to the tranquility of your own private 6-acre sanctuary, yet being mere minutes from Red Deer! This exceptional property offers unparalleled privacy with its mature tree surroundings and boasts an impressive 25'x64' garage/shop – perfect for your projects or business endeavors. Host unforgettable gatherings in the dedicated entertaining area and cultivate your own fresh produce in the massive garden. The 1171 sq. ft bi-level home is designed for comfortable living, featuring a huge living room ideal for entertaining, a well-appointed kitchen with ample space, and three bedrooms on the main level, including a master with a private ensuite. The enclosed patio offers a serene spot to take in the views. Downstairs, a cozy family room with a new wood fireplace, mudroom, laundry/mechanical, and a large flex room provide additional functional space. But the real game-changer here is the AG zoning, providing incredible flexibility for a wide array of uses, including approved business operations and diverse hobby farm practices! With a new recently drilled well and filtration system, metal roofs on both the home and shop, plus various outbuildings and a chicken coop, this property is truly turn-key. It's more than just a home; it's a lifestyle, and an opportunity for your entrepreneurial spirit to flourish! Numerous



trails have been made through the back trees
and a small dugout also.

Built in 1974

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2226386 |
| Price | \$769,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,171 |
| Acres | 6.00 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 39042 Range Road 280 |
| Subdivision | NONE |
| City | Rural Red Deer County |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4E0E7 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 10 |
| Parking | Garage Door Opener, Gravel Driveway, Oversized, RV Access/Parking, Workshop in Garage, Quad or More Detached |
| # of Garages | 5 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), See Remarks |
| Appliances | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener |

| | |
|-----------------|--------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Garden |
| Lot Description | Brush, Few Trees, Front Yard, Garden, Landscaped, Lawn, Private, Farm, Paved |
| Roof | Metal |
| Construction | Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 16 |
| Zoning | AG |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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