# \$799,900 - 76, 26540 Highway 11, Rural Red Deer County

MLS® #A2250651

### \$799,900

4 Bedroom, 3.00 Bathroom, 1,858 sqft Residential on 1.70 Acres

Balmoral Heights, Rural Red Deer County, Alberta

Beautiful 4 bed, 3 bath walkout raised bungalow on 1.70 acres surrounded by mature spruce trees for privacy and tranquility. The main floor features a formal living and dining room, a bright kitchen with a newer Wi-Fi induction stovetop, breakfast nook, and patio access for BBQs. The primary bedroom includes a walk-in closet, 4pc ensuite, and private balcony overlooking the backyard oasis. Two additional bedrooms and a full 4pc bath complete the main level.

The walkout basement offers a cozy family room with wood-burning fireplace, laundry area, cold storage, a fourth bedroom, 3pc bath, and a bright flex room perfect for an office or additional bedroom. Dedicated lower-level entry enhances privacy and independence for home based business or family members.

Additional features include an attached double garage, paved driveway, RV parking, and fiber optic internet. The beautifully landscaped, private backyard is filled with perennials and a garden. Brand new dishwasher, shingles are approx. 6 years old and the septic system was cleaned out in 2024—move-in ready and well maintained!







Built in 1992

#### **Essential Information**

MLS® # A2250651 Price \$799.900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,858
Acres 1.70
Year Built 1992

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

## **Community Information**

Address 76, 26540 Highway 11

Subdivision Balmoral Heights

City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T4E 1A3

#### **Amenities**

Parking Double Garage Attached, Paved, Parking Pad, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers

Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer,

Microwave Hood Fan

Heating In Floor Roughed-In, Forced Air, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

#### **Exterior**

Exterior Features Garden, Private Yard, Balcony

Lot Description Back Yard, Landscaped, Lawn, Rectangular Lot, Greenbelt, Many Trees,

No Neighbours Behind, Paved, Treed

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 21st, 2025

Days on Market 64

Zoning R-1

## **Listing Details**

Listing Office Royal LePage Network Realty Corp.

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