

28114 Highway 11 A
 Rural Red Deer County, Alberta

MLS # A2228890



\$879,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,250 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Electric Gate, Garage Faces Front, Heat		
Lot Size:	2.00 Acres		
Lot Feat:	Cleared, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Linoleum, Vinyl Plank	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-39-28-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected
Features:	Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Wood Shed, Electric Gate with Fobs, Alarm Equipment

Discover peaceful country living with city convenience at this beautifully maintained acreage, just 7 minutes from Red Deer and 10 minutes from Sylvan Lake. Nestled on a private 2-acre lot, this 2009-built Labon Home offers the perfect blend of comfort, space, and functionality. The property is gated with a solar-powered entry and features a paved driveway leading to an oversized heated double attached garage. Inside, you'll find 4 bedrooms and 2.5 bathrooms, including a spacious primary suite with a walk-in closet and stunning bay window that brings in natural light and views of the surrounding greenery. The heart of the home is the kitchen, complete with quartz countertops, ideal for both everyday living and entertaining. Heated floors in both the basement and garage ensure comfort year-round. A true standout feature is the massive 100' x 60' shop, offering endless possibilities for storage, hobbies, or a home-based business. Additional outdoor features include a firepit area, covered gazebo with power, and a powered woodshed—perfect for enjoying summer nights. Recent upgrades include on-demand heat, a 5-year-old hot water heater, and shingles replaced just 7 years ago. The property is serviced by a well with a new pump, a septic tank (2009), and a field system (1993), located on the front right corner. Fruit trees add charm and rural character to the fully usable lot—ideal for families, hobbyists, or those looking to enjoy the peace and privacy of acreage living with proximity to city amenities. Don't miss your chance to own this exceptional acreage with unmatched shop space and country charm.