

**39070 Range Raod 283**  
**Rural Red Deer County, Alberta**

**MLS # A2251437**



**\$1,620,000**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                         |               |                   |
| <b>Cur. Use:</b> | Agricultural, Cattle, Grazing, Pasture                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                     |               |                   |
| <b>Size:</b>     | 0 sq.ft.                                                                     | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | -                                                                            |               |                   |
| <b>Lot Size:</b> | 103.69 Acres                                                                 |               |                   |
| <b>Lot Feat:</b> | Farm, Fruit Trees/Shrub(s), Pasture, Paved, Private, Secluded, Treed, Wooded |               |                   |

|                    |                                                                                                                                     |                   |                                                       |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Wood Stove                                                                                                              | <b>Water:</b>     | Well                                                  |
| <b>Floors:</b>     | Carpet, Linoleum                                                                                                                    | <b>Sewer:</b>     | Septic Tank                                           |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                     | <b>Near Town:</b> | Red Deer                                              |
| <b>Basement:</b>   | -                                                                                                                                   | <b>LLD:</b>       | 4-39-28-W4                                            |
| <b>Exterior:</b>   | -                                                                                                                                   | <b>Zoning:</b>    | AG                                                    |
| <b>Foundation:</b> | Wood                                                                                                                                | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Garbage |
| <b>Features:</b>   | Ceiling Fan(s), Double Vanity, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Soaking Tub |                   |                                                       |
| <b>Major Use:</b>  | Cow, Grain, Hay, Pasture                                                                                                            |                   |                                                       |

Opportunity awaits on this diverse 103-acre parcel located in a beautiful farming community, only 6 minutes from Red Deer and Sylvan Lake on pavement. The land offers a mix of grain, hay, pasture, and timber, plus excellent infrastructure for livestock and farming operations: • Corral system with 4 water bowls • 2,700 sq. ft. cattle shed • 3,600 sq. ft. hay shed • 40' x 60' shop with concrete floor AND 220v • Fenced and cross-fenced pastures This well manicured raised bungalow provides a spacious bright living space with wrap-around windows, a stunning cedar vaulted ceiling, and a unique red brick fireplace bringing warmth and character to the home. Fully developed at 2668 sq. ft. with the main floor being 1336 sq. ft. would be considered a family home. The main floor includes a huge living room, large eat-in oak kitchen with an abundance of cabinets, formal dining room, two bedrooms, and a 5-piece bathroom with double vanity and laundry room. The walk-out lower level features a generous primary bedroom, family room with wood-burning fireplace for those winter days, an additional bedroom, office, lovely 4-piece bathroom with claw-foot tub, and a former sauna space which could be brought back for original. Double detached garage is a small walk to house. This home is embraced by mature trees and a beautifully landscaped yard, creating a private, park-like retreat that perfectly complements the home and the versatility of the land.