

109, 35306 Range Road 42
Rural Red Deer County, Alberta

MLS # A2270473



\$400,000

Division:	Red Raven Acres		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,498 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	1.20 Acres		
Lot Feat:	Lawn, Many Trees, Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: See Remarks

Features: Ceiling Fan(s)

Water: Well

Sewer: Mound Septic

Condo Fee: -

LLD: 22-35-4-W5

Zoning: R-1

Utilities: -

Inclusions: N/A

Your Own Private Slice of Country Paradise. Tucked away at the end of a quiet dead-end road in Red Raven Acres, this 1.2-acre property is surrounded by mature spruce trees, offering the peace and privacy you've been dreaming of. The spacious double-wide modular home is ready for your personal touch — bring your vision and make it shine! Inside, you'll find a large primary bedroom with a 4-piece ensuite and private deck, the perfect spot to enjoy your morning coffee while soaking in the sounds of nature. Major updates have already been done for you such as brand new septic tank and mound (2024) and hot water tank (2019). Outside, you'll love the 24' x 32' Quonset with a concrete floor, 220 wiring, air compressor, in-floor heat and hot water tank — ideal for projects, hobbies, or extra storage. There's also a 16' x 40' open-faced pole shed (metal clad) plus a large canvas storage shelter for all your extras. This property offers the perfect blend of seclusion, space, and potential — a peaceful retreat just waiting for someone to make it their own.