

780-380-6207  
meghan@meghanrobinson.net

36009 Highway 2A S  
Rural Red Deer County, Alberta

MLS # A2142918



**\$799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,935 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscap		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	3-36-28-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Granite Counters, Open Floorplan, Skylight(s), Vinyl Windows		

**Inclusions:** n/a

Located minutes from Innisfail! Looking for that perfectly sized acreage that gives you so many options your mind will run wild? Then check this one out! Let's start with the shop/ and attached garage you will not find a set up like this anywhere else. Supersized at 46 x 70 it features upper level mezzanie, bathroom, storage, office area space, two compressors/with airlines, make-up air and exhaust system, roughed in air conditioning with unit in place and security cameras & alarms. Basically a commerical sized shop to put ant type of businees you like. Large garage door entrance for storing anything from your motorhome to your big rig. Shop previously was used for ongoing mechanical busisess so once you tour you will discover endless possibilities for your own dream shop or business ideas. Pride of ownership can be seen immediately entering the property with a very well landscaped and private green space. Brand new metal roofs in 2023. Windows 2016. 5 new skylights in 2023. And complete exterior of this home in 2023. Attached heated double garage and decking on both sides of the home with gas outlets for the bbq. It does not stop at the front door. Entering the home you find newer laminate throughout the home NO CARPET. Main floor laundry maple kitchen kitchen cabinets accented with granite counter tops. Open kitchen concept with large dinning room which spreads out to the 4 seasons attruim/sunroom with hot tub to enjoy. Large primary bedroom with newer walkin shower and walk in closet. Second larger bedroom and livingroom featuring beautiful trayed ceiling complete this well layed out main floor plan. Basement also includes newer laminate flooring with den, exercize room, bedroom and familyroom with fireplace. New well pump and pressure tanks! This property needs absolutely nothing but you and your dreams of wonderful acreage living. Please

note Red Deer County AG zoning allows for various other uses. the list of uses can be found at county website under land use bylaws Part 11. Live and work from home!! Please note 2025 tax assement should be considerably less as 2024 was based on commercial use of the shop and is no longer being used as commercial business.