



780-380-6207  
 meghan@meghanrobinson.net

15, 39152 Range Road 280  
 Rural Red Deer County, Alberta

MLS # A2167691



**\$1,050,000**

<b>Division:</b>	Hillside Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,978 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Attached, Double Garage		
<b>Lot Size:</b>	8.97 Acres		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Irregular L		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

COURT ORDERED SALE. Private, hidden, and substantially treed, this 8.97 acre parcel offers secluded acreage living on pavement just minutes from Red Deer. Zoning will allow for up to 2 horses. Situated in the Blindman valley, a long, private driveway leads up to this secluded acreage property which offers a large rancher style bungalow, a heated 30x60 shop with 2 pce bathroom, and a garage suite with double garage on the lower level and a 2 bedroom suite above. The main house offers 3 bedrooms and 2 bathrooms and is heated with in-floor heat in both the house and attached garage. A large kitchen and dining room space sits adjacent to a large sunken living room, and there's two kids bedrooms, a 4 pce bath with laundry, and a bonus room at one end of the home, while the primary bedroom sits at the other end and offers a unique ensuite layout with a large walk in shower and sink in one section, and a toilet, vanity with sink, and access to the walk in closet in the other. Outside there is a large covered deck just off the dining room space. The 30x60 shop is heated with overhead radiant heat, and there is a separate heated bay with overhead doors on each end at the back, and a 2 pce bathroom. At the far end of the property there is a large double garage with full 2 bedroom suite above which is currently tenant occupied and will be vacant upon possession.