

38280 Range Road 35  
Rural Red Deer County, Alberta

MLS # A2187505



**\$725,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow |               |                   |
| <b>Size:</b>     | 1,479 sq.ft.                     | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 13.68 Acres                      |               |                   |
| <b>Lot Feat:</b> | Treed                            |               |                   |

|                    |                                |                   |                             |
|--------------------|--------------------------------|-------------------|-----------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | Well                        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | Open Discharge, Septic Tank |
| <b>Roof:</b>       | Asphalt                        | <b>Condo Fee:</b> | -                           |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | 18-38-3-W5                  |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | AG                          |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -                           |
| <b>Features:</b>   | Laminate Counters, Pantry      |                   |                             |

**Inclusions:** NA

Welcome to this stunning 13.68-acre property featuring a beautifully finished True Line home built in 2009. This spacious residence boasts 1479 sqft, offering 4 bedrooms and 2.5 baths, perfect for families seeking room to grow. The double car attached garage is insulated and equipped with a mounted natural gas heater, providing comfort year-round. Enjoy a functional and spacious kitchen, convenient main floor laundry, and a bright living and dining area enhanced by south-facing windows. Step outside to a generous 42'x10' deck, complete with a gas attachment for your outdoor cooking needs. The fully finished basement features 2 additional bedrooms, a full bath, a rec room with a wet bar, and a cozy theater room, making it ideal for entertaining. With energy-efficient features including an energy-efficient furnace, in-floor heat in the basement, and hot water on demand, this home is both comfortable and economical. Located just 20 minutes southwest of Sylvan Lake, this property offers a perfect blend of country living and modern amenities.