

**28015 Township Road 360
 Rural Red Deer County, Alberta**

MLS # A2191987



\$689,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,136 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	6.00 Acres		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	36-35-28-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Bring the Horses! This property sits on 6 Acres and is set up for you to bring all the family and your animals! Located approx 5 minutes from Innisfail in Antler Hill, with quick and easy access to the highway. The home has 4 bedrooms with 2.5 bathrooms, living room with wood burning fireplace and a large open kitchen with dining area. The main floor has a big entry/mud room for coats and boots, an office space and laundry on the main floor. Upstairs has a large primary bedroom with a 3-piece ensuite. The other 3 bedrooms are all a good size and share a 4-piece bathroom. All bedrooms have NEW Egress windows in 2023 and new Hot Water tank in 2022. Also, new septic system w/ 2 new tanks and septic mound (2022). This home is ready for someone to come in and add their own personal touch! The barn is sturdy and has 6 tie stalls, space for tack and a big loft. There are 2 additions on both side of the barn that could be used for tacking areas (east side has a tie pole along the outside wall) or could be used for foaling, shelter, add more stalls or use as additional work spaces (currently used to work on cars and storage - one side is heated). South of the barn and corrals is fenced pasture with a large shelter, and a 2nd large shelter - both with power and lights. Central waterer with water & power and a 2nd waterer w/ water to it (and power close by - located by the east power pole). The garage/ shop has a cement floor and is heated with a wood stove, big enough for 4 cars or space to work on vehicles or other hobbies. This property maintains the ability to have TWO homes on the property. The former primary residence had a fire in 2024. It is AS IS and may be either salvaged or replaced. The county has confirmed that the primary residence will keep it's status for 2 permitted homes - the current owner has not taken it down so that it does not lose that special

status of being allowed the two residences on the property (which can be VERY difficult to get approval for!). This is an affordable acreage with so much potential and ready for your to make it your forever home!