



**2419 351 Township Road Township
Rural Red Deer County, Alberta**

MLS # A2267687

\$974,000



Division:	Red Lodge Estates	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,549 sq.ft.	Age: 1998 (28 yrs old)
Beds:	4	Baths: 2
Garage:	Double Garage Detached	
Lot Size:	4.25 Acres	
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, Many Trees,	

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Cork, Hardwood, Laminate	Sewer:	Open Discharge, Septic Field, Septic Tank
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Suspended Ceiling, Tankless Hot Water, Vinyl Windows		
Inclusions:	Hot tub (as is where is)		

Stunning 4.25-acre property in peaceful Red Lodge Estates backing onto Crown Land and Little Red Deer River! This 4-bedroom bungalow offers an open-concept layout, walk-out basement, durable rubber shingle roof, wrap-around deck, and hot tub with river views. Outbuildings include a 30x40 Quonset (unheated), a 30x50 garage with shelving, wood stove & radiant heat, plus a newer 40x80 shop with in-floor heat, hoist, bathroom with shower/laundry, mezzanine, and metal roofs on all shops. A perfect blend of privacy, functionality & natural beauty — your riverside retreat awaits! The home was being fully repainted so it will be fresh and new for the new owners!!