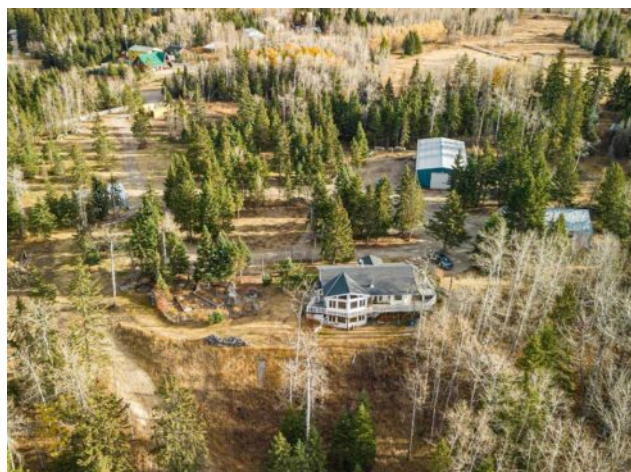


2419 351 Township Road Township  
Rural Red Deer County, Alberta

MLS # A2267687



**\$974,000**

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

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood, Laminate	<b>Sewer:</b>	Open Discharge, Septic Field, Septic Tank
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	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!!