

**36258 Range Road 275
Rural Red Deer County, Alberta**

MLS # A2273543



\$879,000

Division:	NONE	
Type:	Residential/House	
Style:	3 Level Split, Acreage with Residence	
Size:	1,634 sq.ft.	Age: 1992 (34 yrs old)
Beds:	5	Baths: 3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached	
Lot Size:	29.44 Acres	
Lot Feat:	See Remarks	

Heating:	Forced Air	Water:	See Remarks, Well
Floors:	See Remarks	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	18-36-27-W4
Exterior:	See Remarks	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	None		

What's better than one house on a property? Two houses AND two double garages! All located on 29.44 acres in a prime location! Enjoy easy access to Highway 2, Innisfail, and Penhold, or an easy, short drive to the south end of Red Deer making commutes for work easy! House #1 is a 3-level split offering just over 1,600 sq. ft. above grade with a very unique layout. The grade-level entry opens to a bright living room and a convenient 2-piece powder room-perfect for washing up after working outdoors. A few steps up you'll find the kitchen, dining, and sitting area with newer vinyl plank flooring and lots of cabinet space. Another short staircase leads to three generous bedrooms, including the primary, and a 4-piece bath. The undeveloped basement provides plenty of storage or the opportunity to create your own design that meets your needs. A double attached garage completes this package. House #2 is a recently renovated 3 bedroom bungalow (with the possibility of a 4th) featuring so many upgrades! New vinyl windows, vinyl plank flooring, both 4-piece bathrooms updated, fresh paint, new basement flooring, PEX plumbing, a new electrical panel, siding, shingles and more! The oversized double detached garage is heated and has its own electrical panel. The property also includes a barn with three tie stalls and three (possibly four) regular stalls, a well at the barn, and a second well at the house. The two homes share the septic tank and field. New post-and-rail fencing lines the access side of the property, and each home's private lane way has views of the rolling fields that are simply beautiful. This rare setup offers endless possibilities; rental income, hobby farming- all in an unbeatable location!