

**91, 39200 Range Road 282  
Rural Red Deer County, Alberta**

**MLS # A2275972**

**\$934,900**



<b>Division:</b>	Blindman Ridge	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	2,119 sq.ft.	<b>Age:</b> 1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 3
<b>Garage:</b>	220 Volt Wiring, Garage Faces Front, Heated Garage, Oversized, Quad or Mo	
<b>Lot Size:</b>	4.25 Acres	
<b>Lot Feat:</b>	Landscaped, Many Trees, No Neighbours Behind, Private	

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	12-39-28-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Fridge, stove, dishwasher-built in, microwave-built in, window coverings, washer/dryer-stackable, garage door opener(s) and all remotes, shed x2, play center, trampoline, hot tub & accessories, alarm system components only, all tv mounts (not tvs) RO water system, water softener, freezer x2, fridge in garage, a/c unit, dog kennel

This stunning acreage is located in the Blindman Ridge subdivision, just minutes from Red Deer and all on pavement. Private, tranquil and surrounded by trees, this walk-up bungalow has been updated and modernized and is well suited for families or your dream retirement home. There is a den/bedroom at the main level entrance with a gorgeous 3 piece bathroom with beautiful tiled shower. The family room is bright and spacious with cozy gas fireplace. The Laundry area and mudroom offers tons of space and storage closets with access to the backyard and to both the heated attached 21x20 garage and the 36x26 heated shop c/w 10' ceilings and 220 power. Upstairs is an open concept and very bright living space with vaulted ceilings and built in cabinetry in living room. The functional kitchen space has quartz counter tops, tons of cabinets and high end s/s appliances. Windows surround the dining area allowing beautiful views to the outdoors. There are 3 bedrooms on the main floor. The primary is a good size with built in wardrobes offering tons of storage & a beautiful 4 piece ensuite with tiled shower. 2 additional bedrooms share the spacious 4 piece bathroom with soaker tub. The deck from the living room has been completely redone and there is an expansive lower level deck in the backyard with hot tub and lots of room for outdoor furniture. The surrounding outdoor space has a fenced area with dog kennel and there is a play center and trampoline for the kids. There is ample space for additional outbuildings & RV parking. Minutes to both Red Deer & Sylvan Lake, yet far enough away to be peaceful and relaxing, this is a perfect place to call home.