

**36009 Highway 2A S
Rural Red Deer County, Alberta**

MLS # A2279014

\$735,400



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,935 sq.ft.	Age: 1945 (81 yrs old)
Beds:	3	Baths: 2
Garage:	Double Garage Attached	
Lot Size:	1.00 Acre	
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Level, Many Trees,	

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	3-36-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, Open Floorplan, Skylight(s), Vinyl Windows		
Inclusions:	n/a		

Located minutes from Innisfail! Looking for that perfectly sized acreage that gives you so many options your mind will run wild? Then check this one out! Let's start with the shop/ and attached garage you will not find a set up like this anywhere else. Supersized at 46 x 70 it features upper level mezzanine, bathroom, storage, office area space, two compressors/with airlines, make-up air and exhaust system, roughed in air conditioning with unit in place and security cameras & alarms. Basically a commerical sized shop to put ant type of businees you like. Large garage door entrance for storing anything from your motorhome to your big rig. Shop previously was used for ongoing mechanical busisess so once you tour you will discover endless possibilities for your own dream shop or business ideas. Pride of ownership can be seen immediately entering the property with a very well landscaped and private green space. Brand new metal roofs in 2023. Windows 2016. 5 new skylights in 2023. And complete exterior of this home in 2023. Attached heated double garage and decking on both sides of the home with gas outlets for the bbq. It does not stop at the front door. Entering the home you find newer laminate throughout the home NO CARPET. Main floor laundry maple kitchen kitchen cabinets accented with granite counter tops. Open kitchen concept with large dinning room which spreads out to the 4 seasons attruim/sunroom with hot tub to enjoy. Large primary bedroom with newer walkin shower and walk in closet. Second larger bedroom and livingroom featuring beautiful trayed ceiling complete this well layed out main floor plan. Basement also includes newer laminate flooring with den, exercize room, bedroom and familyroom with fireplace. New well pump and pressure tanks! This property needs absolutely nothing but you and your dreams of wonderful acreage living. Live

and work from home!! Shop can be used for many commercial applications and leased out great source of income if not needed. Original home 1945 addition 1994 major upgrades throughout 2012 and on.