

39035 10 Range Road  
Red Deer, Alberta

MLS # A2239343



\$864,000

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                       |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Acreage with Residence, Bi-Level                                           |        |                   |
| Size:     | 1,733 sq.ft.                                                               | Age:   | 1998 (27 yrs old) |
| Beds:     | 5                                                                          | Baths: | 3                 |
| Garage:   | Double Garage Attached, Front Drive                                        |        |                   |
| Lot Size: | 3.00 Acres                                                                 |        |                   |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Greenbelt, Landscaped, Lawn, Level, No F |        |                   |

|             |                                                                                                                                                                                                     |            |            |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
| Heating:    | In Floor, Fireplace(s), Forced Air                                                                                                                                                                  | Water:     | -          |
| Floors:     | Carpet, Laminate, Linoleum                                                                                                                                                                          | Sewer:     | -          |
| Roof:       | Asphalt Shingle                                                                                                                                                                                     | Condo Fee: | -          |
| Basement:   | Finished, Full                                                                                                                                                                                      | LLD:       | 5-39-28-W4 |
| Exterior:   | Brick, Concrete, Vinyl Siding, Wood Frame                                                                                                                                                           | Zoning:    | R-1        |
| Foundation: | Poured Concrete                                                                                                                                                                                     | Utilities: | -          |
| Features:   | Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |            |            |
| Inclusions: | Generator                                                                                                                                                                                           |            |            |

Visit REALTOR® Website for additional information. Discover the perfect blend of space, comfort, & convenience with this beautifully maintained 5-bed, 3-bath home with A/C, an oversized double attached garage, situated on 3 acres in a prime location. With paved access all the way up to the driveway this home is just 5 min to Sylvan Lake & 10 min to north Red Deer. Enjoy peaceful country living with nearby amenities. The main floor features a spacious living room with wood-burning fireplace, functional kitchen with dining area, large primary with walk-in closet & 4-pc ensuite, 2 more beds, a full bath, & laundry/mudroom. The finished basement includes a huge rec room, bar area, 2 additional beds, 4 pc bath & common area plus great storage. The private acreage gives you space to breathe, garden, build, or simply enjoy quiet country views while sitting around the firepit or on the patio.