

# **\$695,000 - 3239 Township Road 380, Rural Red Deer County**

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MLS® #A2206138

**\$695,000**

4 Bedroom, 2.00 Bathroom, 1,495 sqft  
Residential on 14.95 Acres

NONE, Rural Red Deer County, Alberta

Check this one out! Perfect starter acreage or hobby farm. Sitting on just under 15 acres this property gives one endless opportunities. Be it small business small live stock operation or simple acreage living for the horse lover. The acreage provides about seven acres of haying and five acres of pasture land. Wonderful out building set up for livestock with 30x60 shop fully insulated, 220 power, gas line roughed in. 8 stall horse barn. Large one hundred ft loafing shed/shelter. 60x80 outside riding arena. Large storage building with room for inside riding arena. Newer insulated tack shed. Automatic stock waterer. Property fully fenced with lots of cross fencing. Two wells. The home on this property is a very good sized bungalow with 4 bedrooms one and half bathrooms large open living space with updates to flooring, kitchen (mocha maple cabinets) new paint and newer upgrades to both bathrooms. Some newer vinyl windows on the main floor added. Wood burning fireplaces up and down to keep you warm through the cold times. New front door and garden doors to the deck. Deck has been re done with pressure treated wood with new metal railing to be added. The deck faces south west with wonderful views over looking the property. Basement features a warm and cozy family room. Seperate basement entrance with large boot room. Furnace is about ten years old. Metal roof. Property is



conveniently located close to Benalto and  
Sylvan Lake all on paved roads. No gravel  
here!

Built in 1984

### **Essential Information**

MLS® #	A2206138
Price	\$695,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,495
Acres	14.95
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	3239 Township Road 380
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 0H0

### **Amenities**

Parking	None
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### **Interior**

Interior Features	No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Basement, Free Standing, Great Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Uncovered Courtyard
Lot Description	Backs on to Park/Green Space, Front Yard, Many Trees, No Neighbours Behind, Pasture, Paved, Private, Secluded
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	89
Zoning	AG

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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