

# \$1,099,000 - 7, 38440 Range Road 284, Rural Red Deer County

---

MLS® #A2219192

**\$1,099,000**

4 Bedroom, 4.00 Bathroom, 1,530 sqft  
Residential on 2.99 Acres

Harvey Heights, Rural Red Deer County,  
Alberta

Welcome to this beautiful oasis of an acreage located between Red Deer and Sylvan Lake. Enriched with lush trees, plants and gorgeous views, you will want to spend your days outside enjoying your surroundings! Paved pavement to your front door offers convenience and ease. No dusty dirt roads here. This property offers the tranquillity of country living while being close to many city or town amenities. A short drive to either Red Deer or Sylvan Lake for all of your shopping needs. Only 4km from Poplar Ridge school, and a 15-minute or less drive to schools in Red Deer. This 1500 sqft bungalow features granite countertops, underfloor heat, and a walk-out basement and numerous upgrades, including a new roof, newer triple-pane windows and fresh interior paint. Along with an attached garage, this property has a 26x40 radiant heated shop- ideal for year-round projects. The 40x60 Shop is the real show-stopper. Built for serious work or storage needs, this shop offers 16' high ceilings, two 14 foot overhead doors, a bathroom, a 24x15 mezzanine and a second-story office area. Outside you'll also find a 40x14 covered lean-to. The shop also includes full RV Hookups, making it ideal for guests or additional use. The yard is beautifully landscaped with a covered and enclosed patio, a pergola-covered terrace and a



landscaped fire pit area. You'll find plenty of trees for privacy and lovely landscaped areas throughout the yard.

Built in 1997

### Essential Information

MLS® #	A2219192
Price	\$1,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,530
Acres	2.99
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	7, 38440 Range Road 284
Subdivision	Harvey Heights
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2E2

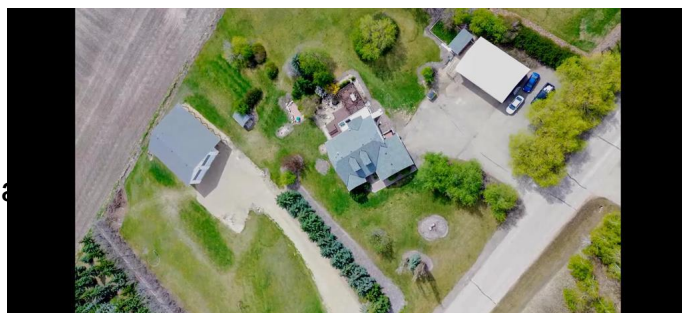
### Amenities

Parking	Double Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Central Vacuum, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Garden, Other, Private Yard, RV Hookup
Lot Description	Gazebo, Landscaped, Private, Views, Fruit Trees/Shrub(s), Standard Shaped Lot, Wooded
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	2
Zoning	R-1

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.