

\$750,000 - 36009 Highway 2a S, Rural Red Deer County

MLS® #A2223553

\$750,000

3 Bedroom, 2.00 Bathroom, 1,935 sqft
Residential on 1.00 Acres

NONE, Rural Red Deer County, Alberta

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 commercial sized shop to put any type of business you like. Large garage door entrance for storing anything from your motorhome to your big rig. Shop previously was used for ongoing mechanical business 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 dining room which spreads out to the 4 seasons atrium/sunroom with hot tub to enjoy. Large primary bedroom with newer walk-in 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 foe many commercial applications and leased out great source of income if not needed. Original home 1945 addition 1994 major upgrades throughout 2012 and on.

Built in 1945

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2223553 |
| Price | \$750,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,935 |
| Acres | 1.00 |
| Year Built | 1945 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 36009 Highway 2a S |
| Subdivision | NONE |
| City | Rural Red Deer County |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4G 0G8 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Crown Molding, Granite Counters, Open Floorplan, Skylight(s), Vinyl Windows |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard, RV Hookup, Storage |
| Lot Description | Backs on to Park/Green Space, Front Yard, Landscaped, Level, Many Trees, No Neighbours Behind, Paved, Private |
| Roof | Metal |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 27 |
| Zoning | AG |

Listing Details

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| Listing Office | Royal LePage Network Realty Corp. |
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