

# \$599,900 - 35512 Range Road 274, Rural Red Deer County

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MLS® #A2254218

**\$599,900**

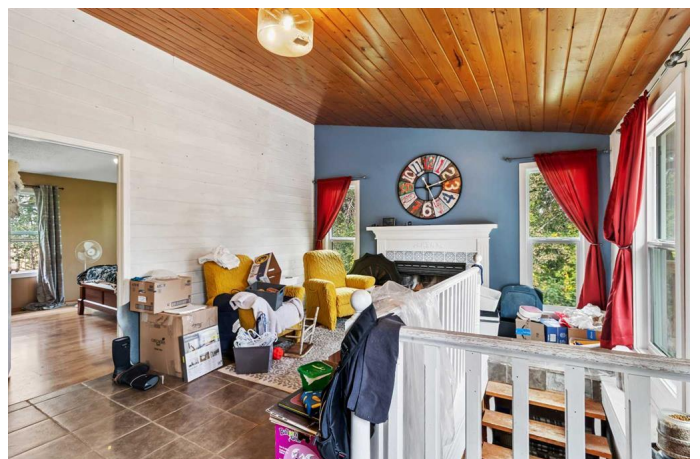
6 Bedroom, 3.00 Bathroom, 1,431 sqft  
Residential on 5.02 Acres

NONE, Rural Red Deer County, Alberta

If you like a fully finished home, located on pavement, with a shop, and pasture area with livestock waterers for animals - then we may have found your next home. Located roughly 10 minutes from Innisfail you will find this comfy Bungalow of just over 1400 sq ft. History tells us the home was originally built in 1966, but when totally renovated and added onto and the basement added in at that time the effective age is 1991. Fully finished basement, with underfloor heat, forced air furnace, with 2 bedrooms, a 3 piece bath, laundry room, large rec room and storage rooms. Upstairs has a good sized primary bedroom, 3 more smaller bedrooms that could be great baby rooms, or an office. Nice open area for kitchen with large dining room, large living room and a 3 and a 4 piece bathroom. Outside lots of room to roam, perfect for some horses or a 4H calf where you have some pasture, a 16x30 lean to storage area to hold bales, a 12x20 chicken coop, a 16x24 storage barn with attached lean to and a small shed covering old water well. Also livestock waterers on each side of the driveway. The shop is 30x50 with overhead door and room for lots of parking or storage. A 5 acre little paradise.

Built in 1991

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2254218                         |
| Price          | \$599,900                        |
| Bedrooms       | 6                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,431                            |
| Acres          | 5.02                             |
| Year Built     | 1991                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 35512 Range Road 274  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4G 1A0               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Storage, Vinyl Windows, Suspended Ceiling |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer         |
| Heating           | Forced Air, Natural Gas, In Floor                                         |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Wood Burning                                                              |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Entrance, Private Yard, Rain Gutters, Storage |
|-------------------|--------------------------------------------------------------------------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Landscaped, Lawn, Rectangular Lot, Treed, Pasture |
| Roof            | Asphalt Shingle                                   |
| Construction    | Concrete, Vinyl Siding                            |
| Foundation      | Poured Concrete                                   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 11                  |
| Zoning         | AG                  |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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