



**201, 1236 Township Road 384 , Rural Red Deer County, Alberta -
\$1,800,000**



Main Photo

Property Description

2,316 SQ. FT. BUNGALOW LOCATED ON 12.16 ACRES JUST MINUTES EAST OF SYLVAN ~ POTENTIAL TO SUBDIVIDE ~ OVERSIZED TRIPLE DETACHED GARAGE + NUMEROUS OUTBUILDINGS ~ SET UP FOR HORSES W/CORRALS, FENCING, SHELTER & WATERER ~ 42' x 7' covered front veranda welcomes you to this well cared for home ~ Open concept main floor layout is complemented by vinyl plank flooring and large windows offering tons of natural light ~ Double sided stone fireplace with a raised hearth and mantle separate the living and dining rooms ~ The kitchen offers a functional layout with plenty of cabinets, ample stone counter space including a large island with an eating bar, window above the sink overlooking the backyard and a large walk in pantry with floor to ceiling shelving ~ Easily host large gatherings in the dining room with garden doors access to the rear patio ~ The private primary bedroom is a generous size and can easily accommodate a king size bed with ample room for a sitting area, has a spacious walk in

closet with built in shelving and a 5 piece ensuite with dual sinks, a walk in shower, and a jetted soaker tub ~ 3 additional bedrooms are all a generous size and have ample closet space ~ Updated 4 piece bathroom is centrally located, has a soaker tub, glass doors and a tile surround ~ Laundry is located in it's own room and has built in cabinets and a folding counter ~ Mud room has a separate entry with easy access to the triple detached garage and driveway ~ Treed fire pit area has a bunk house with power and large windows ~ Double detached garage/shop has an overhead door, and power ~ Horse barn, corrals, shelter and riding arena with horse waterer ~ Horseshoe pits, zip line and a huge dirt bike track ~ Preliminary subdivision plans have already been discussed and mapped with the county, showing potential for up to 6 acreages or 16 smaller parcels (subject to county approval). A solid opportunity for investors, developers, or buyers looking to establish a business or multi-use property ~ Located in Valley Meadows subdivision, just minutes east of Sylvan Lake with pavement to the driveway.

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