



39070 Range Raod 283 , Rural Red Deer County, Alberta - \$1,620,000



Main Photo

Property Description

Opportunity awaits on this diverse 103-acre parcel located in a beautiful farming community, only 6 minutes from Red Deer and Sylvan Lake on pavement. The land offers a mix of grain, hay, pasture, and timber, plus excellent infrastructure for livestock and farming operations:

- Corral system with 4 water bowls
- 2,700 sq. ft. cattle shed
- 3,600 sq. ft. hay shed
- 40' x 60' shop with concrete floor AND 220v
- Fenced and cross-fenced pastures

This well manicured raised bungalow provides a spacious bright living space with wrap-around windows, a stunning cedar vaulted ceiling, and a unique red brick fireplace bringing warmth and character to the home. Fully developed at 2668 sq. ft. with the main floor being 1336 sq. ft. would be considered a family home. The main floor includes a huge living room, large eat-in oak kitchen with an abundance of cabinets, formal dining room, two bedrooms, and a 5-piece bathroom with double vanity and laundry room. The walk-out lower level features a generous primary bedroom, family room with wood-burning fireplace for

those winter days, an additional bedroom, office, lovely 4-piece bathroom with claw-foot tub, and a former sauna space which could be brought back for original. Double detached garage is a small walk to house. This home is embraced by mature trees and a beautifully landscaped yard, creating a private, park-like retreat that perfectly complements the home and the versatility of the land.

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