

\$769,900 - 39042 Range Road 280, Rural Red Deer County

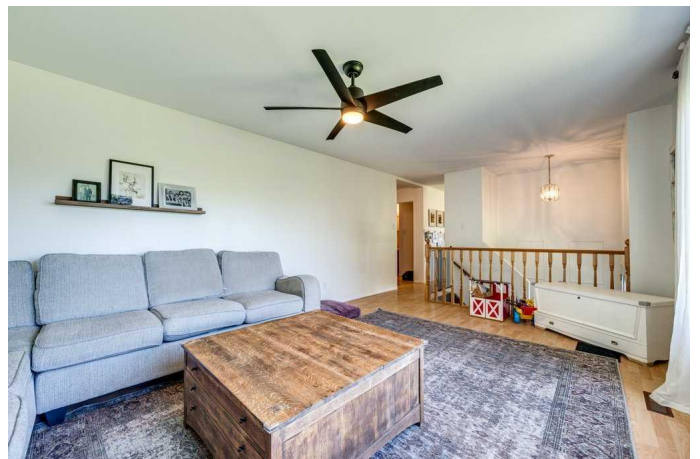
MLS® #A2226386

\$769,900

3 Bedroom, 3.00 Bathroom, 1,171 sqft
Residential on 6.00 Acres

NONE, Rural Red Deer County, Alberta

Experience the Best of Both Worlds: Acreage Living with Purpose! Imagine waking up to the tranquility of your own private 6-acre sanctuary, yet being mere minutes from Red Deer! This exceptional property offers unparalleled privacy with its mature tree surroundings and boasts an impressive 25'x64' garage/shop – perfect for your projects or business endeavors. Host unforgettable gatherings in the dedicated entertaining area and cultivate your own fresh produce in the massive garden. The 1171 sq. ft bi-level home is designed for comfortable living, featuring a huge living room ideal for entertaining, a well-appointed kitchen with ample space, and three bedrooms on the main level, including a master with a private ensuite. The enclosed patio offers a serene spot to take in the views. Downstairs, a cozy family room with a new wood fireplace, mudroom, laundry/mechanical, and a large flex room provide additional functional space. But the real game-changer here is the AG zoning, providing incredible flexibility for a wide array of uses, including approved business operations and diverse hobby farm practices! With a new recently drilled well and filtration system, metal roofs on both the home and shop, plus various outbuildings and a chicken coop, this property is truly turn-key. It's more than just a home; it's a lifestyle, and an opportunity for your entrepreneurial spirit to flourish! Numerous



trails have been made through the back trees
and a small dugout also.

Built in 1974

Essential Information

MLS® #	A2226386
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,171
Acres	6.00
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	39042 Range Road 280
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E0E7

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	Garage Door Opener, Oversized, RV Access/Parking, Workshop in Garage, Gravel Driveway, Quad or More Detached
# of Garages	5

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Brush, Few Trees, Front Yard, Garden, Landscaped, Lawn, Paved, Private, Farm
Roof	Metal
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 30th, 2025
Days on Market	7
Zoning	AG

Listing Details

Listing Office	Royal Lepage Network Realty Corp.
----------------	-----------------------------------

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.