

# \$875,000 - 38568 Range Road 22, Rural Red Deer County

MLS® #A2227498

**\$875,000**

3 Bedroom, 2.00 Bathroom, 1,563 sqft  
Residential on 25.00 Acres

NONE, Rural Red Deer County, Alberta

Rare Opportunity – Two Homes on 25 Acres Just Minutes from Sylvan Lake. This unique acreage offers an incredible opportunity to own two separate homes just west of Sylvan Lake, conveniently located right along Highway 11A. Whether you're looking for a place to call home with room for extended family, dreaming of starting a business, or simply want space to work and play, this property delivers it all. The main residence is a charming and spacious two-storey home, originally built in 1901 and thoughtfully updated to maintain its character while offering modern comforts. Inside, you'll find a welcoming entrance, a beautiful kitchen featuring a wood-burning stove and gas range, a generous living room, formal dining area, main-floor laundry, three bedrooms upstairs as well as 2 undated bathrooms. Recent upgrades to this home include new exterior siding, rebuilt porch, newer windows, updated electrical and plumbing systems, a high-efficiency furnace, new bathroom upstairs, fresh paint, a new dishwasher, upgraded laundry – everything you need for comfortable living in a country setting. The second home is a well-maintained 1964 bungalow (tenant) with three bedrooms and two bathrooms. It has also seen several recent improvements, including updated windows, new flooring, fresh paint, and replacement of the poly-B plumbing. This home offers a bright,



open layout and would be perfect as a rental, guest house, or separate living quarters for family members. Beyond the homes, the property is set up for both lifestyle and enterprise. It features a massive 92 by 40-foot heated Quonset equipped with 220-volt power, a 48 by 16-foot workshop, an equipment shed, a 14 by 22-foot garage that has been insulated, drywalled, and rewired, and an RV pad with its own power hookup. Each home is supplied by its own private well, and there is an additional well servicing the shop area. The property also boasts additional upgrades, including new fencing/barn, and updated roofing. The beautifully landscaped yard is surrounded by mature trees and offers a peaceful rural setting with manicured lawns and spectacular sunset views. With easy access to nearby recreation like boating, swimming, fishing, and everything Sylvan Lake has to offer, this location blends the best of country living with nearby town conveniences. This property presents endless income producing possibilitiesâ€”from Air BnB, RV storage and a wedding venue to a greenhouse, photography location, or small farm. Or simply enjoy the space and tranquility it provides with your family.

Built in 1901

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227498    |
| Price          | \$875,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,563       |
| Acres          | 25.00       |
| Year Built     | 1901        |
| Type           | Residential |

|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | 2 Storey, Acreage with Residence |
| Status   | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38568 Range Road 22   |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4E2N7                |

### Amenities

|         |                                          |
|---------|------------------------------------------|
| Parking | Quad or More Detached, RV Access/Parking |
|---------|------------------------------------------|

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Open Floorplan, High Ceilings, Vinyl Windows, Natural Woodwork |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Stove(s)                                                   |
| Heating           | Forced Air, Wood Stove                                                                             |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Wood Burning                                                                                       |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Full                                                                                     |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, RV Hookup, Storage |
| Lot Description   | Landscaped, Lawn, Many Trees                       |
| Roof              | Asphalt Shingle                                    |
| Construction      | Wood Frame, Wood Siding                            |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 99              |
| Zoning         | AG              |

### Listing Details

Listing Office

2 Percent Realty Advantage

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.