

# **\$630,000 - 35266, Range Road 283, Rural Red Deer County**

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MLS® #A2238039

**\$630,000**

4 Bedroom, 3.00 Bathroom, 1,288 sqft  
Residential on 1.94 Acres

NONE, Rural Red Deer County, Alberta

Welcome to this beautiful 1.94-acre acreage just 4 mins from Innisfail and on paved roads then entire making the location of this property very hard to beat. You will drive in on a long driveway and through a beautifully treed and landscaped front yard all the way to the property. This bungalow is 1288 square feet with a beautiful open floor plan in the main area with an open and prefect flowing kitchen and dining area as well as a spacious living room. The home consists of 4 bedrooms with 3 up and 1 down as well and 2 full bathrooms and a half bath too. The living room has a cozy wood stove perfect for cool lazy nights. The basement of the home has the perfect open layout, great for kids being kids or entertaining company. The 3-car heated garage is another unreal perk to this property and allows you a workspace and a parking place all under the same roof. Now the property itself, the private backyard and beautiful deck are absolutely stunning on these summer nights. The yard consists of many fruit trees such as apple, pear, apricot and cherry, along with raspberry and Saskatoon bushes all on the property. The back yard also will have extra storage sheds staying on the property to give you even more room to put everything. Acreage living only 4 minutes from town on all paved roads on 1.94 acres of usable beautiful land with farmland behind it and a beautiful bungalow with 3 car garage to top it off. This home will check a lot



of boxes.

Built in 1978

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2238039                         |
| Price          | \$630,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,288                            |
| Acres          | 1.94                             |
| Year Built     | 1978                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 35266, Range Road 283 |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4G 0G3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer         |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |

|                 |                    |
|-----------------|--------------------|
| # of Fireplaces | 1                  |
| Fireplaces      | Wood Burning Stove |
| Has Basement    | Yes                |
| Basement        | Finished, Full     |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage, Barbecue                                                         |
| Lot Description   | Back Yard, Cleared, Front Yard, Greenbelt, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                        |
| Foundation        | Block                                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 98              |
| Zoning         | CR              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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