

# \$1,750,000 - Rr 270, Rural Red Deer County

MLS® #A2174820

**\$1,750,000**

3 Bedroom, 3.00 Bathroom, 3,220 sqft  
Residential on 80.00 Acres

NONE, Rural Red Deer County, Alberta

Fabulous opportunity with recent renovation upgrades! Invest in your future and enjoy complete privacy on this 80-acre parcel, located within Red Deer's intermunicipal district along its eastern boundary. This property offers a wonderful rural lifestyle, a solid investment hold, dual-residence living, and multiple streams of farming income, including livestock, equestrian, solar, tree farming, market gardening, and grain. With its proximity to the city, this is a unique opportunity where your living investment is sure to appreciate over time.

The property features a 2-storey main house (built in 1974), a mobile home (1991), a 24'x24' detached garage (1976), a 40'x26' insulated shop with cement flooring, a 50'x24' cold storage pole-style shop (1998), and numerous other outbuildings. The land is level, with approximately 32 acres of arable farmland featuring excellent soil quality, expansive pastures, low-lying areas, treed and brush sections, and a beautiful tree-lined driveway that leads from paved Range Road 270 to the yard site.

The main home offers a functional layout with a main floor master bedroom, two living areas (one with a wood-burning fireplace), a kitchen complete with an indoor barbecue, and a renovated 2-piece bath. The expansive bonus room addition features a gas fireplace, patio doors to the south-facing deck, and a bar area



perfect for entertaining. Upstairs, you'll find a roomy bedroom with a Juliette balcony, a 4-piece bathroom, and an adjoining space with two additional sleeping areas. The lower level is wide open and offers ample storage, a utility area, and laundry.

The well-maintained mobile home includes 2 bedrooms, 1 bathroom, upgraded vinyl windows (2007), a south-facing covered deck, and a parking shelter.

Renovation highlights include new windows for both the house and mobile home (2007), a fully renovated main floor 2-piece bath, and a complete second floor renovation with new doors, trim, and paint. Also a complete bathroom reno including shower, flooring, vanity, and paint. Additional upgrades include shingles and siding on the house (2011) and a replacement of the septic tank (1992).

Zoned A1 Future Urban Development District, this property allows for agricultural and related uses until the land is needed for urban development. This property is a rare combination of lifestyle, investment, income potential, and privacyâ€”an opportunity that rarely comes along!

Built in 1974

### **Essential Information**

MLS® #	A2174820
Price	\$1,750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,220
Acres	80.00
Year Built	1974

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

### **Community Information**

Address	Rr 270
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1L3

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached, Quad or More Detached, RV Garage
# of Garages	6

### **Interior**

Interior Features	Vinyl Windows, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Brush, Back Yard, Cleared, Farm
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 23rd, 2024
Days on Market	181

Zoning                      A! Future Residential

## **Listing Details**

Listing Office              CIR Realty

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.