

# \$725,000 - 38280 Range Road 35, Rural Red Deer County

MLS® #A2187505

**\$725,000**

3 Bedroom, 3.00 Bathroom, 1,479 sqft  
Residential on 13.68 Acres

NONE, Rural Red Deer County, Alberta

Welcome to this stunning 13.68-acre property featuring a beautifully finished True Line home built in 2009. This spacious residence boasts 1479 sqft, offering 4 bedrooms and 2.5 baths, perfect for families seeking room to grow. The double car attached garage is insulated and equipped with a mounted natural gas heater, providing comfort year-round. Enjoy a functional and spacious kitchen, convenient main floor laundry, and a bright living and dining area enhanced by south-facing windows. Step outside to a generous 42'x10' deck, complete with a gas attachment for your outdoor cooking needs. The fully finished basement features 2 additional bedrooms, a full bath, a rec room with a wet bar, and a cozy theater room, making it ideal for entertaining. With energy-efficient features including an energy-efficient furnace, in-floor heat in the basement, and hot water on demand, this home is both comfortable and economical. Located just 20 minutes southwest of Sylvan Lake, this property offers a perfect blend of country living and modern amenities.



Built in 2009

## Essential Information

MLS® #	A2187505
Price	\$725,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	13.68
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	38280 Range Road 35
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 3B7

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Pantry, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Treed
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed January 17th, 2025

Days on Market 76

Zoning AG

## **Listing Details**

Listing Office eXp Realty

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