

# \$995,000 - 2268 Township Road 371, Rural Red Deer County

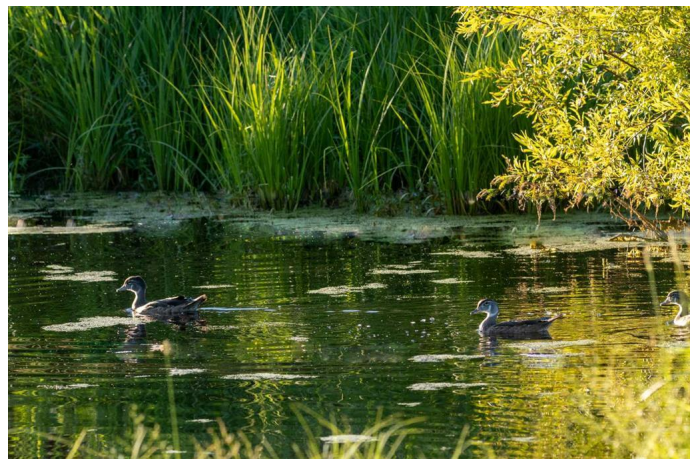
MLS® #A2200483

**\$995,000**

4 Bedroom, 4.00 Bathroom, 1,614 sqft  
Residential on 34.00 Acres

NONE, Rural Red Deer County, Alberta

Imagine a river front property nestled in a quiet, serene corner of nature, where every season reveals new layers of beauty. In just a few months this place will burst into life! There is 34 + acres of pasture, an area that was used for riding arena, woodlands (with deciduous and towering mature spruce), an established tree farm area, and wetlands. Trails have been established throughout the property that will have you feeling like you are in another world- perfect for horseback riding or a peaceful walk to enjoy all the nature this property provides. The regular visits of a wide variety of animals and birds enriches the property and fosters a deeper connection with nature. The spacious home sits on top of a knoll-the perfect vantage point to view the pasture, the river with its seasonal mist, the landscape, and the ever-changing sky and sunrises. The home was built in 2004 has open concept living space on the main, with 2 bedrooms plus den, 3 bathrooms, extra closets, and a large open kitchen with island and pantry. The walk-out lower level is kept warm with in-floor heat, and bright with large windows and the family room having a south exposure. There are 2 additional bedrooms with a 4th bathroom, a large unfinished room (great for a home gym or theater room) and a cold storage room (perfect for the homesteader lifestyle). The attached garage is 21'2 x 23'6 and is currently used as a single



garage with flexible 'toy' parking, or utility/storage space. There is also a 26' x 40' heated shop (new radiant heater). Property is fenced and cross fenced, with animal shelters, automatic waterer, and hydrant. The septic system was updated about 2014/2015. Excellent well with 25 IGPM when drilled in 2003. There are both iron and fluoride filter systems. New shingles in 2022.

Built in 2004

### Essential Information

MLS® #	A2200483
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,614
Acres	34.00
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	2268 Township Road 371
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0M9

### Amenities

Parking	Additional Parking, Driveway, Garage Door Opener, Oversized, See Remarks, Single Garage Attached
# of Garages	4

Is Waterfront	Yes
Waterfront	River Front, See Remarks

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Garden, Lawn, Private, Treed, Views, Flood Plain, Many Trees, Pasture, Sloped, Wetlands, Waterfront, Wooded
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	25
Zoning	AG

### **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.