

# \$898,900 - 39060a Range Road 270, Rural Red Deer County

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MLS® #A2214995

**\$898,900**

2 Bedroom, 3.00 Bathroom, 4,002 sqft  
Residential on 4.90 Acres

NONE, Rural Red Deer County, Alberta

Great acreage only 4.7 kms from Clearview Market Square. 4.9 acres with an incredible 4000+ sq. ft. bungalow that is an entertainers dream, with a huge open floor plan & super sized rooms. Featuring energy efficient construction, oak kitchen & vaulted sculptured ceilings. Also a sunken living room with floor to ceiling Tindlestone fireplace, massive front entry, games entertainment area with wet bar. 30' x 48' attached 4 car garage & one shop heated 40' x 48' with 220 volt, 200 amp wiring. This beautifully landscaped property is the perfect home for your business if you are tired of renting a shop or parking space in town. This well maintained home currently has 2 bedrooms but allows for 2 more large bedrooms to be built in the family room area where the pool table currently sits. Lots of pristine water, 20 gal./min. This is a must see! From 67 Street/30 Avenue (Clearview Market Square) go north toward Riverbend Golf Course & past to Rg Rd 270, turn left at end of road.

Built in 1994

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2214995  |
| Price     | \$898,900 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 4,002                            |
| Acres          | 4.90                             |
| Year Built     | 1994                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 39060a Range Road 270 |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4N 5E7               |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 4                     |
| Parking        | Quad or More Attached |

### **Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan, Walk-In Closet(s), Wet Bar                         |
| Appliances        | Dishwasher, Electric Cooktop, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 2                                                                  |
| Fireplaces        | Brick Facing, Living Room, Master Bedroom, Wood Burning            |
| Has Basement      | Yes                                                                |
| Basement          | Crawl Space, None                                                  |

### **Exterior**

|                   |               |
|-------------------|---------------|
| Exterior Features | None          |
| Lot Description   | Landscaped    |
| Roof              | Cedar Shake   |
| Construction      | Brick, Stucco |
| Foundation        | None          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 146              |
| Zoning         | Ag B             |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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