

\$750,000 - 36439 Range Road 20a, Rural Red Deer County

MLS® #A2229343

\$750,000

5 Bedroom, 2.00 Bathroom, 1,453 sqft
Residential on 21.50 Acres

NONE, Rural Red Deer County, Alberta

Minutes to historic Markerville this 21+/- acre property offers a variety of opportunities for country living, recreational or business aspirations. This property boasts a comfortable 5 bedroom, 2 full bathroom home family home with updated kitchen leading to the dining room with patio doors to the large deck (perfect for entertaining). The primary bedroom has entry to an ensuite that is also accessible via the laundry room, two more bedrooms and 4pc bathroom complete the upper level. Downstairs you are greeted by a large family room with cozy wood burning stove, two more bedrooms and large storage room. The incredible 40x64 shop offers a covered 12x64 lean-to, in-floor heat, floor drain, 2 overhead shop doors, office space, bathroom, storage area, boiler system and was built large enough to accommodate semi's or RV's. The large shed has 2 heated sides and 1 unheated. This acreage is nicely landscaped with room to roam, has large garden area, set up for horses or other livestock, has a seasonal creek and the additional benefit of Medicine River frontage! A quick 25 minute drive to Red Deer, 15 minutes to Sylvan Lake and close to Gleniffer Lake and Spruce View provides all city and recreational benefits with country living. Renovations and updates include kitchen in 2014 / furnace, central air conditioning, hot water tank in 2017 / new shingles in 2019 /



shop in 2007 / updated water well / ensuite
bathroom update 2018 / all plumbing in 2018 /
new deck boards 2024 with stain in 2025.
Enjoy the serenity of the Medicine River with
quiet campfires, saskatoon picking, kayaking
or skating.

Built in 1992

Essential Information

MLS® #	A2229343
Price	\$750,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	21.50
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	36439 Range Road 20a
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0M9

Amenities

Utilities	Phone Available, Electricity Connected, Natural Gas Paid, Satellite Internet Available, Sewer Connected, Water Paid For
Parking	220 Volt Wiring, Garage Door Opener, Insulated, Oversized, Parking Pad, RV Access/Parking
Is Waterfront	Yes
Waterfront	See Remarks, River Access, River Front

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Storage
Lot Description	Landscaped, Pasture, Waterfront, Fruit Trees/Shrub(s), Garden
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	June 10th, 2025
Days on Market	97
Zoning	AG

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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