

# \$650,000 - 209, 36078 Range Road 245a, Rural Red Deer County

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MLS® #A2235259

**\$650,000**

2 Bedroom, 2.00 Bathroom, 715 sqft  
Residential on 0.29 Acres

NONE, Rural Red Deer County, Alberta

Dreaming of Life at the Lake? This home sits on a gently sloping lake front lot on the quiet end of the lake. The wide open main floor plan is great for entertaining, the spacious kitchen has tons of cabinets for the chef in the family and has access to the large deck with beautiful lake views. In the Living room the cozy wood burning fireplace is perfect for chilly winter evenings after a day filled with skating or snowmobiling. Downstairs features the main bathroom with large walk in shower, the primary bedroom with good size closet, 2nd bedroom has a Murphy bed so it can double as an office if required. There is also a small craft/laundry room. Lakeside there is a garage with an attached bunkhouse featuring 2 more bedrooms perfect for guests. The entire home was taken down to the studs and heavily insulated for winter warmth and cool summers. High efficiency furnace, newer hot water tank, new electrical panel & wiring, shingles are also newer and decks have been redone. Comes fully furnished minus a few special items, just bring the steaks for the BBQ and towels for the hot tub!



Built in 1987

## Essential Information

MLS® #	A2235259
Price	\$650,000

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	715
Acres	0.29
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	209, 36078 Range Road 245a
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 1R0

### Amenities

Parking	Double Garage Detached, Other, Parking Pad, See Remarks
# of Garages	2
Is Waterfront	Yes

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
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Lot Description	Landscaped, Lawn, Other, See Remarks, Views, Lake, Waterfront
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete, Block

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	7
Zoning	R-6

### **Listing Details**

Listing Office	Century 21 Advantage
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