

# \$849,900 - 37466 Range Road 263, Rural Red Deer County

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MLS® #A2240495

**\$849,900**

3 Bedroom, 4.00 Bathroom, 2,485 sqft  
Residential on 5.61 Acres

NONE, Rural Red Deer County, Alberta

5.61 ACRES LESS THAN 10 MINUTES EAST OF RED DEER ~ 2 + 1 BEDROOM, 3 + 1 BATH BUNGALOW WITH OVER 2480 SQ. FT. ABOVE GRADE ~ HEATED 26' L X 30' W ATTACHED GARAGE W/WORKSHOP & 220V WIRING ~ GATED RV PARKING ~ Recent updates include; Hot water tank, shingles (2023), kitchen hardware (2024), flooring, interior & exterior paint, kitchen faucet, tile backsplash, new well pump (2025) ~ A well cared for custom designed original owner home ~ A dog owners Dream ~ Open concept layout is complemented by soaring vaulted ceilings with dormer windows that create a feeling of spaciousness ~ The living room features a rock faced fireplace, floor to ceiling windows offering stunning country views, and patio door access to the covered deck and backyard ~ The dining room hosts more floor to ceiling windows + patio door access to the deck ~ The kitchen offers a functional layout with plenty of light stained oak cabinets, full subway tile backsplash, ample counter space, and a bright window above the sink that overlooks the front yard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, offers a walk in closet, 3 piece ensuite and French doors into a flex space/additional closet/or dog care area ~ Second bedroom is located across from the main bathroom, has an adjoining room that



would make an excellent home office, craft room or walk in closet ~ Third bedroom is also a generous size with a 3 piece ensuite ~ Currently set up for the dog owner/breeder of show dogs, this home offers 4 attached indoor/outdoor chainlink dog runs, with room for setting up 7 runs, forced air, underfloor heat, A/C, waterproof flooring, floor drain, vinyl siding on the walls for easy cleaning and maintenance and multiple door access to the backyard ~ Across from the dog runs is a dog bathing room with a raised bathtub + exhaust fan, perfect for easy dog care ~ A large storage room/home office or flex space has door access to the fenced, gated RV parking area ~ Outdoor kennel area is fully enclosed with two overhead electric doors, with easy access to the home and fully fenced yard ~ Large dog food-prep area/flex space, offers an additional cabinet with pull out drawers, a sink, + access doors to the kennel areas, and another storage room with built in shelving ~ The mud room has access to the attached garage and conveniently located laundry room ~ 26' L x 30' W heated attached garage, insulated, drywalled, 220V wiring, cabinets, work benches, sink + door access to the gated RV parking area ~ The basement is currently unfinished, offers tons of storage space, a cold room, central vacuum outlet, and rock crawl space ~ Outside you will find endless views and tons of space with large chainlink fenced in areas, exterior H/C water taps, doors to the house and garage, + a storage shed ~ A large west facing fenced yard with a covered deck, kennel access + another set of H/C water taps ~ Tons of exterior parking ~ Located less than 10 mins east of Red Deer on Hwy 595.

Built in 1999

## **Essential Information**

MLS® #	A2240495
Price	\$849,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,485
Acres	5.61
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	37466 Range Road 263
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4N 5E2

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad, Plug-In, RV Access/Parking, See Remarks, Workshop in Garage, Garage Faces Side, RV Gated
# of Garages	2

### Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, French Door
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Blower Fan, Great Room, Mantle, See Remarks, Stone, Tile, Wood Burning, Circulating, Gas Log
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	7
Zoning	AG

## Listing Details

Listing Office	Lime Green Realty Central
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