

# \$1,620,000 - 39070 Range Road 283, Rural Red Deer County

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MLS® #A2251437

**\$1,620,000**

4 Bedroom, 2.00 Bathroom,  
Agri-Business on 103.69 Acres

NONE, Rural Red Deer County, Alberta

Opportunity awaits on this diverse 103-acre parcel located in a beautiful farming community, only 6 minutes from Red Deer and Sylvan Lake on pavement. The land offers a mix of grain, hay, pasture, and timber, plus excellent infrastructure for livestock and farming operations:

• Corral system with 4 water bowls

• 2,700 sq. ft. cattle shed

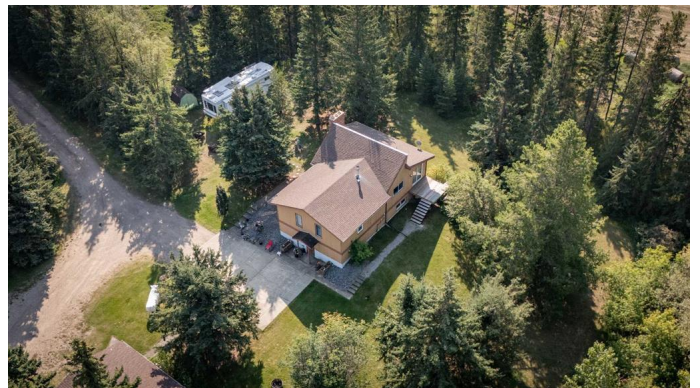
• 3,600 sq. ft. hay shed

• 40' x 60' shop with concrete floor AND 220v

• Fenced and cross-fenced pastures

This well manicured raised bungalow provides a spacious bright living space with wrap-around windows, a stunning cedar vaulted ceiling, and a unique red brick fireplace bringing warmth and character to the home. Fully developed at 2668 sq. ft. with the main floor being 1336 sq. ft. would be considered a family home. The main floor includes a huge living room, large eat-in oak kitchen with an abundance of cabinets, formal dining room, two bedrooms, and a 5-piece bathroom with double vanity and laundry room.

The walk-out lower level features a generous primary bedroom, family room with wood-burning fireplace for those winter days, an additional bedroom, office, lovely 4-piece bathroom with claw-foot tub, and a former sauna space which could be brought back for original. Double detached garage is a small



walk to house. This home is embraced by mature trees and a beautifully landscaped yard, creating a private, park-like retreat that perfectly complements the home and the versatility of the land.

Built in 1976

### Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2251437      |
| Price      | \$1,620,000   |
| Bedrooms   | 4             |
| Bathrooms  | 2.00          |
| Full Baths | 2             |
| Acres      | 103.69        |
| Year Built | 1976          |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 39070 Range Raod 283  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4E0M2                |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected, Garbage Collection |
|-----------|----------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Natural Woodwork, Sauna |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                      |
| Heating           | Forced Air, Wood Stove                                                                                                              |

**Exterior**

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
| Lot Description | Fruit Trees/Shrub(s), Private, Treed, Wooded, Farm, Pasture, Paved, Secluded |
| Roof            | Asphalt Shingle                                                              |
| Foundation      | Wood                                                                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 76                  |
| Zoning         | AG                  |

**Listing Details**

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

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