

# \$1,190,000 - 201, 35276 Range Road 10, Rural Red Deer County

MLS® #A2204452

**\$1,190,000**

6 Bedroom, 3.00 Bathroom,  
Agri-Business on 72.62 Acres

NONE, Rural Red Deer County, Alberta

Wide open spaces await you on this stunning 72.62-acre property, featuring a charming western-style farmhouse with over 2,600 square feet of above-grade living space and an additional 1,300 square feet in the walkout basement. As you approach the laneway, you'll be captivated by the breathtaking skyline and rolling hills. Stepping through the front door is like stepping back in time, as the home is filled with western heritage details. The expansive layout includes a large kitchen and dining area with a wood-burning stove, a formal dining room currently used as a main floor office, a main floor bedroom and a living room with picturesque views and an impressive brick fireplace. The kitchen and dining room open to a spacious upper deck, perfect for entertaining guests while enjoying summer sunsets and the sounds of a meandering creek. There is also main floor laundry and a large boot room with built in storage right off of the double car attached garage. The upper level of the home boasts four bedrooms, including a primary bedroom complete with a four-piece ensuite, a walk-in closet and a "Romeo and Juliet" style balcony. A five-piece bathroom serves the remaining bedrooms, ensuring plenty of space and comfort for family and guests. The walkout basement features a open concept family room/ games area with beautiful windows showcasing the land's



topography and another cozy wood-burning fireplace. This level also includes a utility room (natural gas boiler heating), two large storage rooms and large closet, another bedroom, and garden doors leading out to the lower-level walkout patio. But the property doesn't stop there! A short walk brings you to the corrals with shelters, and a bit further leads to a second house that is in need of some updating but comes with its own well and septic services, is set up for propane, and has its own metered power. The opportunities are endless on this remarkable property, offering a perfect blend of rustic charm and modern conveniences. With such a close proximity to Innisfail, it's a chance to have the hobby farm of your dreams!

Built in 1977

### Essential Information

MLS® #	A2204452
Price	\$1,190,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	72.62
Year Built	1977
Type	Agri-Business
Sub-Type	Agriculture
Style	1 and Half Storey
Status	Active

### Community Information

Address	201, 35276 Range Road 10
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta

Postal Code T4G 1S8

### Amenities

# of Garages 2

### Interior

Appliances Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer

Heating Baseboard, Boiler

Has Basement Yes

Basement Finished

### Exterior

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed March 21st, 2025

Days on Market 54

Zoning AG

### Listing Details

Listing Office Royal LePage Network Realty Corp.

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