

# **\$1,800,000 - 201, 1236 Township Road 384, Rural Red Deer County**

---

MLS® #A2231035

**\$1,800,000**

4 Bedroom, 2.00 Bathroom, 2,316 sqft  
Residential on 12.16 Acres

Valley Meadows, Rural Red Deer County,  
Alberta

2,316 SQ. FT. BUNGALOW LOCATED ON 12.16 ACRES JUST MINUTES EAST OF SYLVAN ~ POTENTIAL TO SUBDIVIDE ~ OVERSIZED TRIPLE DETACHED GARAGE + NUMEROUS OUTBUILDINGS ~ SET UP FOR HORSES W/CORRALS, FENCING, SHELTER & WATERER ~ 42' x 7' covered front veranda welcomes you to this well cared for home ~ Open concept main floor layout is complemented by vinyl plank flooring and large windows offering tons of natural light ~ Double sided stone fireplace with a raised hearth and mantle separate the living and dining rooms ~ The kitchen offers a functional layout with plenty of cabinets, ample stone counter space including a large island with an eating bar, window above the sink overlooking the backyard and a large walk in pantry with floor to ceiling shelving ~ Easily host large gatherings in the dining room with garden doors access to the rear patio ~ The private primary bedroom is a generous size and can easily accommodate a king size bed with ample room for a sitting area, has a spacious walk in closet with built in shelving and a 5 piece ensuite with dual sinks, a walk in shower, and a jetted soaker tub ~ 3 additional bedrooms are all a generous size and have ample closet space ~ Updated 4 piece bathroom is centrally located, has a soaker tub, glass doors and a tile surround ~ Laundry



is located in it's own room and has built in cabinets and a folding counter ~ Mud room has a separate entry with easy access to the triple detached garage and driveway ~ Treed fire pit area has a bunk house with power and large windows ~ Double detached garage/shop has an overhead door, and power ~ Horse barn, corrals, shelter and riding arena with horse waterer ~ Horseshoe pits, zip line and a huge dirt bike track ~ Preliminary subdivision plans have already been discussed and mapped with the county, showing potential for up to 6 acreages or 16 smaller parcels (subject to county approval). A solid opportunity for investors, developers, or buyers looking to establish a business or multi-use property ~ Located in Valley Meadows subdivision, just minutes east of Sylvan Lake with pavement to the driveway.

Built in 2001

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2231035                         |
| Price          | \$1,800,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,316                            |
| Acres          | 12.16                            |
| Year Built     | 2001                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 201, 1236 Township Road 384 |
| Subdivision | Valley Meadows              |
| City        | Rural Red Deer County       |

|             |                 |
|-------------|-----------------|
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1S6         |

### Amenities

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected                                                                                   |
| Parking      | Additional Parking, Double Garage Detached, Gravel Driveway, Oversized, RV Access/Parking, See Remarks, Triple Garage Detached |
| # of Garages | 3                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks                                                                                                                                               |
| Heating           | In Floor, Natural Gas, Boiler                                                                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                                                         |
| Fireplaces        | Dining Room, Double Sided, Gas, Living Room, Stone, See Remarks, Raised Hearth, See Through                                                                                                                                               |
| Basement          | None                                                                                                                                                                                                                                      |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Playground, Private Entrance, Private Yard, Storage                |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Many Trees, Private, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Stucco, Wood Frame                                                                   |
| Foundation        | Slab                                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | AG              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.