

# \$2,599,000 - 37412 Range Road 280, Rural Red Deer County

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MLS® #A2247670

**\$2,599,000**

6 Bedroom, 4.00 Bathroom, 2,539 sqft  
Residential on 156.77 Acres

NONE, Rural Red Deer County, Alberta

Enjoy quick and convenient access to Highway 2A, Highway 2, and Highway 11. The SE 25 quarter boasts a beautifully upgraded 2,558 sq ft two-storey home featuring 6 bedrooms, 4 bathrooms, and a heated double garage plus a detached triple garage. Extensive recent upgrades include new triple-pane windows, new doors, 50-year fibreglass shingles, in-floor heating, premium finishes, upgraded siding, new window blinds, and a privacy gate for added security and comfort. The home also features a paved driveway, security system, high-end appliances, and is pre-wired for a hot tub in the backyard, offering the perfect blend of rural charm and modern convenience.



Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247670    |
| Price          | \$2,599,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,539       |
| Acres          | 156.77      |
| Year Built     | 1993        |
| Type           | Residential |

|          |                                  |
|----------|----------------------------------|
| Sub-Type | Detached                         |
| Style    | 2 Storey, Acreage with Residence |
| Status   | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 37412 Range Road 280  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4E 1W8               |

### Amenities

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Attached, Triple Garage Detached |
| # of Garages | 5                                              |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), French Door, Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Cooktop                                                      |
| Heating           | In Floor, Fireplace(s), Forced Air                                                                                                 |
| Cooling           | None                                                                                                                               |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Fire Pit, Garden                    |
| Lot Description   | Garden, Private, Open Lot, Pasture  |
| Roof              | Fiberglass                          |
| Construction      | Brick, Vinyl Siding, Shingle Siding |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 89             |

ZoningAG

Listing Details

Listing OfficeeXp Realty

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