

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

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

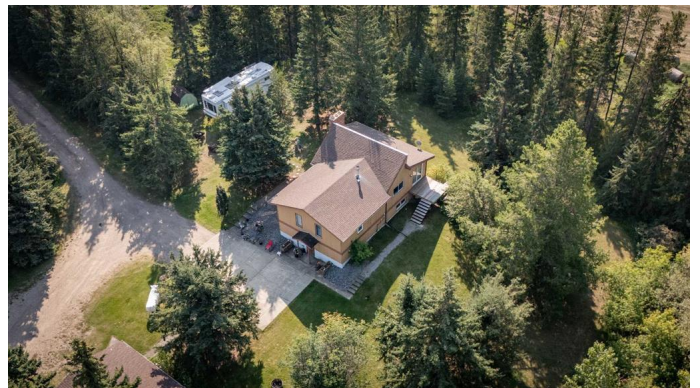
- 3,600 sq. ft. hay shed

- 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, Garbage Collection, Phone Connected, Water Connected
-----------	--

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), Paved, Private, Treed, Farm, Pasture, Secluded, Wooded
Roof	Asphalt Shingle
Foundation	Wood

Additional Information

Date Listed	September 1st, 2025
Days on Market	42
Zoning	AG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.