

# \$625,000 - 22365 Township Road 363, Rural Red Deer County

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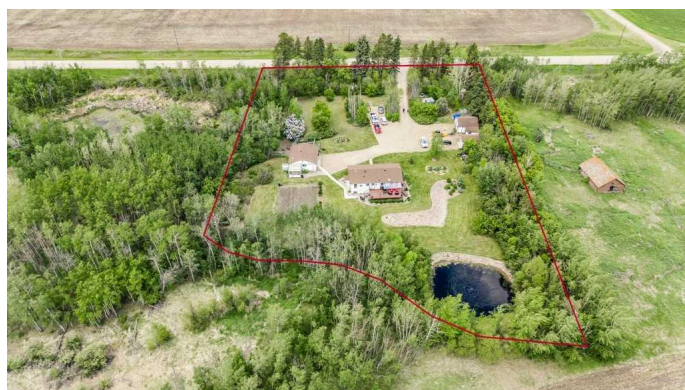
MLS® #A2227195

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,179 sqft  
Residential on 2.74 Acres

NONE, Rural Red Deer County, Alberta

Set on 2.74 beautifully landscaped acres, this picturesque acreage combines peaceful rural living with thoughtful functionality and natural beauty. The gated driveway welcomes you into a private retreat surrounded by mature trees, open skies and wide country views. Inside, this vaulted bi-level offers a bright and well-maintained layout with hardwood and tile floors throughout (no carpet!) A bayed front living room brings in natural light and frames relaxing views of the property. Culinary adventures are inspired in the country kitchen featuring a centre island with casual breakfast bar seating, ample cabinetry and a window over the sink overlooking the peaceful yard. The adjoining dining room is enhanced by corner windows and opens to a large covered deck, encouraging a seamless indoor/outdoor lifestyle. The main floor hosts two bedrooms including a generously sized primary with walk-in closet and a 4-piece ensuite, while a second full bathroom adds comfort for guests or family. Downstairs, the fully finished basement offers excellent space to unwind or entertain with a huge recreation room warmed by a quaint wood-burning stove set into a charming stone feature wall. Two additional bedrooms, another full bathroom and ample storage complete this level. Outside, the grounds are extraordinary! A lush orchard with electricity produces apples, pears, plums, currants and grapes. Thereâ€™s a beautiful



garden area, greenhouse, aerated pond with pump and hose system, a firepit for quiet evenings and a 24x30 heated garage with 220V power. An exterior hookup is in place for a Generac generator setup with generator included, offering added peace of mind. An electric gate at the entrance is equipped with optional cellphone-controlled access for adding security and convenience.

Phenomenally located just minutes to Lousana's community hall and a short drive to Delburne, Penhold and Trenville Park along the Red Deer River. Central access to Red Deer, Innisfail and Three Hills makes this a convenient rural escape with no compromise on connection.

Built in 1997

### Essential Information

MLS® #	A2227195
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,179
Acres	2.74
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	22365 Township Road 363
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

## Amenities

Parking Spaces	10
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	26
Zoning	AG

## Listing Details

Listing Office	First Place Realty
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