

\$899,000 - 36258 Range Road 275, Rural Red Deer County

MLS® #A2249173

\$899,000

5 Bedroom, 4.00 Bathroom,
Agri-Business on 29.44 Acres

NONE, Rural Red Deer County, Alberta

Whatâ€™s better than one house on a property? Two houses AND two double garages! And all located on 29.44 acres in a prime location! Enjoy easy access to Highway 2, Innisfail, and Penhold, or an easy, short drive to the south end of Red Deer making commutes for work easy! House #1 is a 3-level split offering just over 1,600 sq. ft. above grade with a very unique layout. The grade-level entry opens to a bright living room and a convenient 2-piece powder room-perfect for washing up after working outdoors. A few steps up youâ€™ll find the kitchen, dining, and sitting area with newer vinyl plank flooring and lots of cabinet space. Another short staircase leads to three generous bedrooms, including the primary, and a 4-piece bath. The undeveloped basement provides plenty of storage or the opportunity to create your own design that meets your needs. A double attached garage completes this package. House #2 is a recently renovated 3 bedroom bungalow (with the possibility of a 4th) featuring so many upgrades! New vinyl windows, vinyl plank flooring, both 4-piece bathrooms updated, fresh paint, new basement flooring, PEX plumbing, a new electrical panel, siding, shingles and more! The oversized double detached garage is heated and has its own electrical panel. The property also includes a barn with three tie stalls and three (possibly four) regular stalls, a



well at the barn, and a second well at the house. The homes share the septic tank and field. New post-and-rail fencing lines the access side of the property, and each homesâ€™ private lane way has views of the rolling fields that are simply beautiful. This rare setup offers endless possibilities; rental income, hobby farming- all in an unbeatable location!

Essential Information

MLS® #	A2249173
Price	\$899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Acres	29.44
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	36258 Range Road 275
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2L9

Interior

Appliances	Dishwasher, Garage Control(s), Refrigerator, See Remarks, Stove(s), Washer/Dryer
------------	--

Additional Information

Date Listed	August 15th, 2025
Days on Market	9
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.