

# \$1,499,900 - 26458 Township Road 382, Rural Red Deer County

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MLS® #A2195553

**\$1,499,900**

3 Bedroom, 3.00 Bathroom, 1,539 sqft  
Residential on 40.00 Acres

NONE, Rural Red Deer County, Alberta

\*\*\*INCREDIBLE OPPORTUNITY\*\*\* to own this unique property less than 4km to Red Deer. 40 acres of rolling foothills overlooking the City of Red Deer, and including an immaculate hillside bungalow with detached 30x24 garage. With approximately 27 forested acres and 13 farmable acres, this property offers endless opportunities to those buyers with a future vision. Live on the property and craft your own future, the sky is the limit! The home itself is an immaculate 1,539sqft hillside bungalow, originally built in 1960 but stripped down to the studs and rebuilt / added on to in 2002. The yard is engulfed in native plants, and features plentiful shrubs, fruit trees and parkland forest which invites nature of all kinds to the property. Your own walking trails are meticulously cut through the forest, providing you with a private oasis allowing you to reconnect with nature. The farmable land brings in passive income annually, and with pavement to the driveway there is no limit to the convenience this property provides. The home itself is charming from the moment you enter. Front and rear decks welcome you into the home, featuring custom stained glass in the entry door to your main foyer. The living room beckons you in with views of the city and a natural gas fireplace to cozy up to. Your custom kitchen features a massive tiled centre island, dual sinks and ample cabinetry. Down the main halls offers a primary bedroom -



complete with walk-in closet, and a claw foot tub looking out into a private courtyard with bird baths and shrubbery. An additional bedroom and full bath complete the main floor area. Downstairs is fully finished with a flex room (currently set up as a bedroom but without a closet), a spacious rec room plus another full bathroom. Ample storage space is available downstairs, as well as a large laundry room. Live in privacy, but with direct access to the city - you CAN have the best of both worlds!

Built in 1960

### **Essential Information**

MLS® #	A2195553
Price	\$1,499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,539
Acres	40.00
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	26458 Township Road 382
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1G7

### **Amenities**

Parking	Triple Garage Detached
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# of Garages 2

### Interior

Interior Features See Remarks

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

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Balcony, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Many Trees, Native Plants, No Neighbours Behind, Secluded, Sloped Down, Sloped Up, Treed, Views, Wooded

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed February 18th, 2025

Days on Market 147

Zoning AG

### Listing Details

Listing Office CIR Realty

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