

# \$809,000 - 74, 37535 Range Road 265, Rural Red Deer County

---

MLS® #A2205427

**\$809,000**

5 Bedroom, 3.00 Bathroom, 1,456 sqft  
Residential on 1.52 Acres

Springvale Heights, Rural Red Deer County,  
Alberta

Stunning Acreage with Spectacular Views â€“  
Just 3 Minutes from Red Deer!

Welcome to this beautifully renovated and fully finished walk-out home in the sought-after community of Springvale Heights. Nestled on 1.52 acres, this one-of-a-kind property offers over 2,800 sq. ft. of immaculate living spaceâ€”all you have to do is move in!

Step into the bright, all-new kitchen and dining area, designed for both style and functionality. The inviting living room features a cozy gas fireplace and opens onto a wrap-around deck, where breathtaking south-facing views await.

The spacious main-floor master suite is a true retreat, complete with a luxurious 5-piece ensuite, walk-in closet, and convenient laundry room. The fully developed lower level offers three generously sized bedrooms, a 4-piece bathroom, and a large family room with a second gas fireplaceâ€”perfect for relaxing or entertaining.

Recent upgrades include a new, larger septic tank with an electric pump and alarm, ensuring peace of mind. The covered carport can easily be converted into a two-car attached garage, adding even more value to this exceptional property.



With its prime location, stunning views, and top-to-bottom updates, this is an opportunity you don't want to miss. Just three minutes on paved roads from Red Deer, your dream home is waiting!

Built in 1980

### Essential Information

MLS® #	A2205427
Price	\$809,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,456
Acres	1.52
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	74, 37535 Range Road 265
Subdivision	Springvale Heights
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1A7

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	6
Parking	Additional Parking, Driveway, Off Street, Attached Carport, Covered

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No
-------------------	--

	Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Insert
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Courtyard, Dog Run
Lot Description	Back Yard, Cleared, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	38
Zoning	R-1

## Listing Details

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

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