

# \$769,900 - 39042 Range Road 280, Rural Red Deer County

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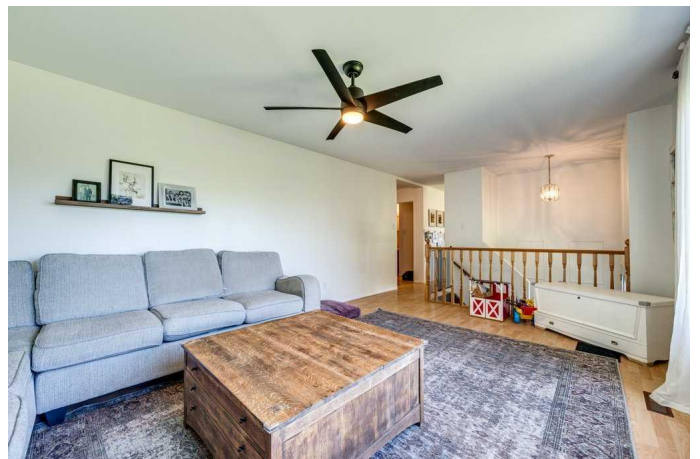
MLS® #A2226386

**\$769,900**

3 Bedroom, 3.00 Bathroom, 1,171 sqft  
Residential on 6.00 Acres

NONE, Rural Red Deer County, Alberta

Experience the Best of Both Worlds: Acreage Living with Purpose! Imagine waking up to the tranquility of your own private 6-acre sanctuary, yet being mere minutes from Red Deer! This exceptional property offers unparalleled privacy with its mature tree surroundings and boasts an impressive 25'x64' garage/shop – perfect for your projects or business endeavors. Host unforgettable gatherings in the dedicated entertaining area and cultivate your own fresh produce in the massive garden. The 1171 sq. ft bi-level home is designed for comfortable living, featuring a huge living room ideal for entertaining, a well-appointed kitchen with ample space, and three bedrooms on the main level, including a master with a private ensuite. The enclosed patio offers a serene spot to take in the views. Downstairs, a cozy family room with a new wood fireplace, mudroom, laundry/mechanical, and a large flex room provide additional functional space. But the real game-changer here is the AG zoning, providing incredible flexibility for a wide array of uses, including approved business operations and diverse hobby farm practices! With a new recently drilled well and filtration system, metal roofs on both the home and shop, plus various outbuildings and a chicken coop, this property is truly turn-key. It's more than just a home; it's a lifestyle, and an opportunity for your entrepreneurial spirit to flourish! Numerous



trails have been made through the back trees  
and a small dugout also.

Built in 1974

### Essential Information

MLS® #	A2226386
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,171
Acres	6.00
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	39042 Range Road 280
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E0E7

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	Garage Door Opener, Gravel Driveway, Oversized, RV Access/Parking, Workshop in Garage, Quad or More Detached
# of Garages	5

### Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Brush, Few Trees, Front Yard, Garden, Landscaped, Lawn, Private, Farm, Paved
Roof	Metal
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 30th, 2025
Days on Market	8
Zoning	AG

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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