

# **\$849,900 - 37466 Range Road 263, Rural Red Deer County**

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MLS® #A2240495

**\$849,900**

3 Bedroom, 4.00 Bathroom, 2,485 sqft  
Residential on 5.61 Acres

NONE, Rural Red Deer County, Alberta

5.61 ACRES LESS THAN 10 MINUTES EAST OF RED DEER ~ 3 BEDROOM, 4 BATH BUNGALOW WITH OVER 2480 SQ. FT. ABOVE GRADE ~ HEATED 26' L X 30' W ATTACHED GARAGE W/WORKSHOP & 220V WIRING ~ GATED RV PARKING ~ Recent updates include; Hot water tank (2023), shingles (2023), kitchen hardware (2024), flooring, interior & exterior paint, kitchen faucet, tile backsplash (2025) ~ Covered front veranda welcomes you to this well cared for original owner home ~ Open concept layout is complemented by soaring vaulted ceilings with dormer windows and new flooring that create a feeling of spaciousness ~ The living room features a stone faced fireplace, and abundance of floor to ceiling windows offering stunning country views, plus garden door access to the covered deck and backyard ~ Easily host large gatherings in the dining room with more floor to ceiling windows and garden door access to the deck ~ The kitchen offers a functional layout with plenty of light stained oak cabinets, full subway tile backsplash, ample counter space, and a bright window above the sink that overlooks the front yard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, offers a walk in closet, 3 piece ensuite and French doors leading to a flex space ~ Second bedroom is conveniently located across from the main bathroom and



has an adjoining room that would make an excellent home office, craft room or walk in closet ~ Third bedroom is also a generous size and has a 4 piece ensuite ~ Currently set up with space for dog breeder/show dogs and offers an interior dog run with 7 chainlink dogs runs that have indoor/outdoor access, waterproof flooring, floor drain, vinyl siding on the walls for easy cleaning and maintenance and a man door to the backyard ~ Just off the dog runs in a 3 piece bathroom with a raised bathtub - perfect for washing dogs, and a home office or flex space with a man door to the gated RV parking area ~ Outdoor kennel area is fully enclosed with two overhead doors, and two man doors with easy access to a fully fenced yard ~ Large flex space with a man door to the outdoor kennel area offers additional storage cabinets with pull out drawers and a sink ~ Storage room with built in shelving ~ The mud room has access to the attached garage and conveniently located laundry room ~ 26' L x 30' W heated attached garage is insulated, finished with drywall, has 220V wiring, cabinets, work bench, and a man door to the gated RV parking area ~ The basement is currently unfinished, offers tons of storage space, has a cold room, central vacuum outlet and hose, and a rock crawl space ~ Outside you will find endless views and tons of space with a large fenced in area with space for your RV with man doors to the house and garage, a storage shed plus hot and cold taps, a large west facing fenced yard with a covered deck, kennel access and another set of hot and cold taps ~ U shaped driveway offers tons of exterior parking ~ Located less than 10 mins east of Red Deer on Hwy 595

Built in 1999

## **Essential Information**

MLS® #	A2240495
Price	\$849,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,485
Acres	5.61
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	37466 Range Road 263
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4N 5E2

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad, Plug-In, RV Access/Parking, RV Gated, Workshop in Garage, Garage Faces Side, See Remarks
# of Garages	2

### Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Great Room, Mantle, Stone, Tile, Wood Burning, Blower Fan, Circulating, Gas Log, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	2
Zoning	AG

## Listing Details

Listing Office	Lime Green Realty Inc.
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