

# \$1,390,000 - 38302 Range Road 22, Rural Red Deer County

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MLS® #A2203217

**\$1,390,000**

6 Bedroom, 5.00 Bathroom, 2,578 sqft  
Residential on 7.14 Acres

NONE, Rural Red Deer County, Alberta

Welcome to this exceptional acreage which offers an unmatched combination of luxury living, rental income potential, and serene country life. ALL just 10 kilometers west of Sylvan Lake. Set on a sprawling 7.14-acre parcel, this property features not just one, but two homes—an executive main residence and a secondary house that can be rented out or used as an Airbnb. With endless possibilities for outdoor activities, hobby farming, or simply enjoying nature. This property offers the best of both worlds—rural tranquility while still being close to the vibrant lake town's amenities, recreational opportunities, and dining. 2 beds on the main floor as well as the laundry room, 1 bedroom with a bonus room in the upper level and its own bathroom for your convenience. Downstairs you will find 3 more bedrooms one with an ensuite and the shared bathroom that has a huge makeup counter for the girls in your life. To top it off there is an amazing theatre room for amazing family movie nights with a full pantry. This one is a must see!!

Built in 2012

## Essential Information

MLS® #	A2203217
Price	\$1,390,000
Bedrooms	6



Bathrooms	5.00
Full Baths	5
Square Footage	2,578
Acres	7.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	38302 Range Road 22
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 2N5

### **Amenities**

Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Double Oven, Electric Cooktop
Heating	Fireplace(s), Forced Air, Natural Gas, Wood Stove, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Mantle, Wood Burning, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Playground, Private Yard, Storage
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Lot Description	Front Yard, Landscaped, Many Trees, Private, Garden
Roof	Asphalt Shingle
Construction	Brick, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	155
Zoning	AG

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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