

# \$695,000 - 3239 Township Road 380, Rural Red Deer County

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MLS® #A2206138

**\$695,000**

4 Bedroom, 2.00 Bathroom, 1,495 sqft  
Residential on 14.95 Acres

NONE, Rural Red Deer County, Alberta

Check this one out! Perfect starter acreage or hobby farm. Sitting on just under 15 acres this property gives one endless opportunities. Be it small business small live stock operation or simple acreage living for the horse lover. The acreage provides about seven acres of haying and five acres of pasture land. Wonderful out building set up for livestock with 30x60 shop fully insulated, 220 power, gas line roughed in. 8 stall horse barn. Large one hundred ft loafing shed/shelter. 60x80 outside riding arena. Large storage building with room for inside riding arena. Newer insulated tack shed. Automatic stock waterer. Property fully fenced with lots of cross fencing. Two wells. The home on this property is a very good sized bungalow with 4 bedrooms one and half bathrooms large open living space with updates to flooring, kitchen (mocha maple cabinets) new paint and newer upgrades to both bathrooms. Some newer vinyl windows on the main floor added. Wood burning fireplaces up and down to keep you warm through the cold times. New front door and garden doors to the deck. Deck has been re done with pressure treated wood with new metal railing to be added. The deck faces south west with wonderful views over looking the property. Basement features a warm and cozy family room. Seperate basement entrance with large boot room. Furnace is about ten years old. Metal roof. Property is



conveniently located close to Benalto and  
Sylvan Lake all on paved roads. No gravel  
here!

Built in 1984

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2206138                         |
| Price          | \$695,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 1,495                            |
| Acres          | 14.95                            |
| Year Built     | 1984                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3239 Township Road 380 |
| Subdivision | NONE                   |
| City        | Rural Red Deer County  |
| County      | Red Deer County        |
| Province    | Alberta                |
| Postal Code | T0M 0H0                |

### **Amenities**

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Pantry, Vinyl Windows  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |

|                 |  |
|-----------------|--|
| # of Fireplaces | 2  |
| Fireplaces      | Basement, Great Room, Recreation Room, Free Standing, Wood Burning |
| Has Basement    | Yes  |
| Basement        | Finished, Full, Walk-Up To Grade                                   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage, Uncovered Courtyard  |
| Lot Description   | Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Many Trees, Pasture, Paved, Private, Secluded |
| Roof              | Metal   |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 99               |
| Zoning         | AG               |

## Listing Details

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

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