



**38365 Range Road 281**  
**Rural Red Deer County, Alberta**

**MLS # A2168706**



**\$2,950,000**

<b>Division:</b>	Burnt Lake Indust. Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Quad or More Detached, RV Access/Parking, RV Garage, Triple Garage Attached		
<b>Lot Size:</b>	87.00 Acres		
<b>Lot Feat:</b>	Landscaped, Yard Lights, Paved, Private, Treed, Views		

<b>Heating:</b>	In Floor, Mid Efficiency	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	24-38-28-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Storage		

**Inclusions:** All out building and Log Cabin B&B

One of a kind OPPORTUNITY to own this ideally located 98.14 acres overlooking the City of Red Deer. Picturesque view of the skyline and the beauty of the prairies. Pavement to your door with Great access to Hi Way 2 & Hi Way 11. A Rare opportunity to own a location such as this. Zoned AG and CR. Surrounded by mature, fully manicured yard, the 3 bedroom (plus den) walk out bungalow has that great country feel, with a large open kitchen with built in wall oven + microwave, island and open to the dining area as well as the 3 season room. Off the sunroom is a tiered deck to the south east. The Living room with gas fireplace, built in wall unit and of course the View! The finished attached garage is bright with floor drains and an office. The shop is 2880 sqft (40x72) with a mezzanine, 3pc bath and in mint condition. The famous Donkey Den Guest House with loft bedroom, 3 pce bath, laundry and kitchenette ideal for nannies, guests, or the current tenant of many year would stay. LIVING at its finest for small business owners, Holding Company, Horticulturists, Nature Lovers or maybe Car enthusiast as it won't see any gravel. Classic roof barn 26x200 Quonset is great protection from the elements. Wander the property amongst the towering evergreens and enjoy the wildlife. The property is mainly flat sloping terrain, fenced and cross fenced, with open pasture to the South and East of the house. All of this just minutes away from all the amenities you need and Hi Way exposure. If you're a person of Vision? This may very well be the opportunity of a life time. Revenue \$3000 abandoned land well, Donkey Den \$12,000/yr, Cropland rental \$8700/yr Total \$23,700 per year. PRIVACY, functionality, and versatility define this beautiful 98.14 ACRE estate in Red Deer County.