

# \$995,000 - 2268 Township Road 371, Rural Red Deer County

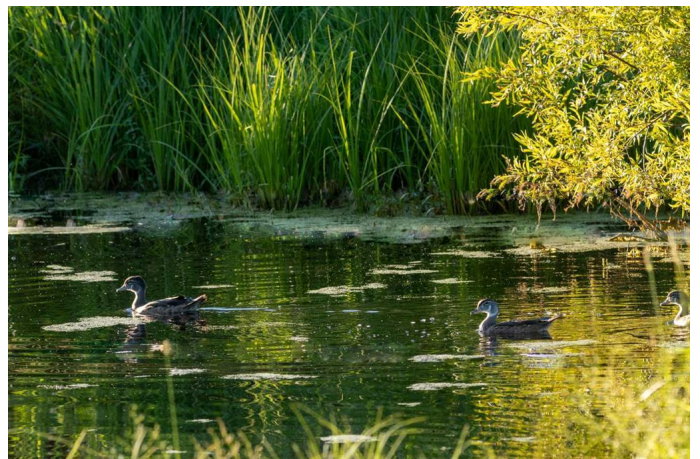
MLS® #A2200483

**\$995,000**

4 Bedroom, 4.00 Bathroom, 1,614 sqft  
Residential on 34.00 Acres

NONE, Rural Red Deer County, Alberta

Imagine a river front property nestled in a quiet, serene corner of nature, where every season reveals new layers of beauty. In just a few months this place will burst into life! There is 34 + acres of pasture, an area that was used for riding arena, woodlands (with deciduous and towering mature spruce), an established tree farm area, and wetlands. Trails have been established throughout the property that will have you feeling like you are in another world- perfect for horseback riding or a peaceful walk to enjoy all the nature this property provides. The regular visits of a wide variety of animals and birds enriches the property and fosters a deeper connection with nature. The spacious home sits on top of a knoll-the perfect vantage point to view the pasture, the river with its seasonal mist, the landscape, and the ever-changing sky and sunrises. The home was built in 2004 has open concept living space on the main, with 2 bedrooms plus den, 3 bathrooms, extra closets, and a large open kitchen with island and pantry. The walk-out lower level is kept warm with in-floor heat, and bright with large windows and the family room having a south exposure. There are 2 additional bedrooms with a 4th bathroom, a large unfinished room (great for a home gym or theater room) and a cold storage room (perfect for the homesteader lifestyle). The attached garage is 21'2 x 23'6 and is currently used as a single



garage with flexible 'toy' parking, or utility/storage space. There is also a 26' x 40' heated shop (new radiant heater). Property is fenced and cross fenced, with animal shelters, automatic waterer, and hydrant. The septic system was updated about 2014/2015. Excellent well with 25 IGPM when drilled in 2003. There are both iron and fluoride filter systems. New shingles in 2022.

Built in 2004

### Essential Information

MLS® #	A2200483
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,614
Acres	34.00
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	2268 Township Road 371
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0M9

### Amenities

Parking	Additional Parking, Garage Door Opener, Oversized, Single Garage Attached, Driveway, See Remarks
# of Garages	4

Is Waterfront Yes  
Waterfront River Front, See Remarks

### Interior

Interior Features Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Boiler, In Floor, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Full, Partially Finished, Walk-Out

### Exterior

Exterior Features Fire Pit, Garden, Private Yard, Storage  
Lot Description Garden, Lawn, Many Trees, Pasture, Private, Treed, Views, Flood Plain, Sloped, Wetlands, Waterfront, Wooded  
Roof Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Wood

### Additional Information

Date Listed March 8th, 2025  
Days on Market 5  
Zoning AG

### Listing Details

Listing Office CIR Realty

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