

# \$575,000 - 1470 Twp Rd 364, Rural Red Deer County

MLS® #A2213320

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,700 sqft

Residential on 9.51 Acres

NONE, Rural Red Deer County, Alberta

Down the long lane way and nestled in some beautiful mature trees you will find this unique home that features 3 bedrooms and 1.5 bathrooms. Upon entering the home you find a large entrance that has a wood burning stove that provided extra warmth in the cold of winter or when you don't want to run the furnace during the summer and it's a little chill out. The kitchen and dining room are a very nice size. Kitchen has new cabinets and has lots of counter space. The Dining area has plenty of room for a large table to accommodate your family or a larger gathering. Off the dining room are patio doors that lead to a west facing deck that overlooks the back yard. Back inside is a large living room with a gas fireplace to cozy up too. Overlooking the living room is a great area that could be used for many things like an office, kids play area or a quiet space to relax and read. Back on the main level and down the hall are the bedrooms, the 4 piece bathroom. Off the front entrance is the half bath. The Master bedroom has its own patio doors leading to a private deck. Outside you will find a 50X22 heated shop with a large overhead door, an older garage that is used for storage and plenty of room for you to have a couple horses if you so desired. The Yard is fenced so if you have dogs there is no need to worry that they will get away. The property is within 15 minutes of Spruce View, Innisfail, Penhold and Sylvan Lake and is less than 1 mile off of pavement. It is also close to the Medicine River and the



Markerville Creamery for ice cream in the summer.

Built in 1932

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2213320                                  |
| Price          | \$575,000                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 1                                         |
| Half Baths     | 1                                         |
| Square Footage | 1,700                                     |
| Acres          | 9.51                                      |
| Year Built     | 1932                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1470 Twp Rd 364       |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4G 0M9               |

### Amenities

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

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 2                                                                   |
| Fireplaces        | Gas, Living Room, Mantle, Wood Burning Stove, Entrance              |

|              |                               |
|--------------|-------------------------------|
| Has Basement | Yes                           |
| Basement     | Partial, Unfinished, Walk-Out |

**Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Storage                                           |
| Lot Description   | Landscaped, Lawn                                                    |
| Roof              | Metal                                                               |
| Construction      | Concrete, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation        | Poured Concrete, Combination, ICF Block                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 9                |
| Zoning         | AG               |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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