

# \$1,190,000 - 201, 35276 Range Road 10, Rural Red Deer County

MLS® #A2204455

**\$1,190,000**

6 Bedroom, 3.00 Bathroom, 2,613 sqft  
Residential on 72.62 Acres

NONE, Rural Red Deer County, Alberta

"Wide open spaces" await you on this stunning 72.62-acre property, featuring a charming western-style farmhouse with over 2,600 square feet of above-grade living space and an additional 1,300 square feet in the walkout basement. As you approach the laneway, you'll be captivated by the breathtaking skyline and rolling hills. Stepping through the front door is like stepping back in time, as the home is filled with western heritage details. The expansive layout includes a large kitchen and dining area with a wood-burning stove, a formal dining room currently used as a main floor office, a main floor bedroom and a living room with picturesque views and an impressive brick fireplace. The kitchen and dining room open to a spacious upper deck, perfect for entertaining guests while enjoying summer sunsets and the sounds of a meandering creek. There is also main floor laundry and a large boot room with built in storage right off of the double car attached garage. The upper level of the home boasts four bedrooms, including a primary bedroom complete with a four-piece ensuite, a walk-in closet and a "Romeo and Juliet" style balcony. A five-piece bathroom serves the remaining bedrooms, ensuring plenty of space and comfort for family and guests. The walkout basement features a open concept family room/ games area with beautiful windows showcasing the land's



topography and another cozy wood-burning fireplace. This level also includes a utility room (natural gas boiler heating), two large storage rooms and large closet, another bedroom, and garden doors leading out to the lower-level walkout patio. But the property doesn't stop there! A short walk brings you to the corrals with shelters, and a bit further leads to a second house that is in need of some updating but comes with its own well and septic services, is set up for propane, and has its own metered power. The opportunities are endless on this remarkable property, offering a perfect blend of rustic charm and modern conveniences. With such a close proximity to Innisfail, it's a chance to have the hobby farm of your dreams!

Built in 1977

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2204455                         |
| Price          | \$1,190,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,613                            |
| Acres          | 72.62                            |
| Year Built     | 1977                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 201, 35276 Range Road 10 |
| Subdivision | NONE                     |
| City        | Rural Red Deer County    |
| County      | Red Deer County          |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4G 1S8 |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters, Natural Woodwork                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Basement, Dining Room, Living Room, Master Bedroom, Wood Burning          |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden, Private Yard, Storage |
| Lot Description   | Rolling Slope                 |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding                  |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 47               |
| Zoning         | AG               |

### Listing Details

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

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