

# **\$899,900 - 35020 Range Road 11, Rural Red Deer County**

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MLS® #A2217654

**\$899,900**

1 Bedroom, 2.00 Bathroom, 1,830 sqft  
Residential on 6.13 Acres

NONE, Rural Red Deer County, Alberta

The sky is the limit with this beautiful acreage, huge shop and living quarters just minutes to Bowden and Innisfail. This dream shop is 2609 square feet in the main area with 2 additional 32 x 10 bays to the west side of the shop with access doors into the main shop area. Operate a business, build your future dream home or do both! This 6.13 acre property is zoned Ag which allows for certain businesses with the County of Red Deer approval. Currently set up for horses it features three approaches with less than .5 km to pavement, powered custom gate, underground power, three RV hook ups and excellent well with 15 igpm. The 2017 commercially constructed shop is built with 8x8 on concrete pilings with 5 separate heating zones all on thermostats, the North and South main doors are 14ft x 14ft and the ceiling of the main area is 16ft tall, South side of property has 3 overhead doors all powered. Top of the line boiler system, additional independent radiant tube heater, reverse osmosis, upgraded insulation in attic and engineered flooring system enhance this top of the line building. There is a kitchen area with soft close hickory cabinets, granite and stainless appliances, living room and washroom on the main level. The upper level features an bonus area with pool table, bedroom and bathroom. This property is self sufficient with septic, well, propane and back



up generator (on propane). The extensively landscaped yard features a garden area with spruce, cherry trees, honey-berries, plum trees, currants and strawberries. The north seacan features underground power, siding and has lights. West of the property is an environmentally protected area (no neighbors or development to the west). The outdoor kitchen and covered veranda is great for entertaining guests on those beautiful summer days. There is a separate building that is heated and set up for laundry with additional storage. This property is one of a kind.

Built in 2017

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2217654                         |
| Price          | \$899,900                        |
| Bedrooms       | 1                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,830                            |
| Acres          | 6.13                             |
| Year Built     | 2017                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 35020 Range Road 11   |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4G 0H7               |

### Amenities

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Available |
|-----------|-----------------------|

|              |                       |
|--------------|-----------------------|
| Parking      | Quad or More Attached |
| # of Garages | 16                    |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                |
| Heating           | Boiler, In Floor, Propane, Zoned                                                 |
| Cooling           | None                                                                             |
| Basement          | None                                                                             |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Garden, Outdoor Kitchen, Private Yard, RV Hookup, Storage     |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Private |
| Roof              | Metal                                                         |
| Construction      | Concrete, Mixed, Wood Frame                                   |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 108           |
| Zoning         | AG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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