

# \$750,000 - 36439 Range Road 20a, Rural Red Deer County

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MLS® #A2229343

**\$750,000**

5 Bedroom, 2.00 Bathroom, 1,453 sqft  
Residential on 21.50 Acres

NONE, Rural Red Deer County, Alberta

Minutes to historic Markerville this 21+/- acre property offers a variety of opportunities for country living, recreational or business aspirations. This property boasts a comfortable 5 bedroom, 2 full bathroom home family home with updated kitchen leading to the dining room with patio doors to the large deck (perfect for entertaining). The primary bedroom has entry to an ensuite that is also accessible via the laundry room, two more bedrooms and 4pc bathroom complete the upper level. Downstairs you are greeted by a large family room with cozy wood burning stove, two more bedrooms and large storage room. The incredible 40x64 shop offers a covered 12x64 lean-to, in-floor heat, floor drain, 2 overhead shop doors, office space, bathroom, storage area, boiler system and was built large enough to accommodate semi's or RV's. The large shed has 2 heated sides and 1 unheated. This acreage is nicely landscaped with room to roam, has large garden area, set up for horses or other livestock, has a seasonal creek and the additional benefit of Medicine River frontage! A quick 25 minute drive to Red Deer, 15 minutes to Sylvan Lake and close to Gleniffer Lake and Spruce View provides all city and recreational benefits with country living. Renovations and updates include kitchen in 2014 / furnace, central air conditioning, hot water tank in 2017 / new shingles in 2019 /



shop in 2007 / updated water well / ensuite  
bathroom update 2018 / all plumbing in 2018 /  
new deck boards 2024 with stain in 2025.  
Enjoy the serenity of the Medicine River with  
quiet campfires, saskatoon picking, kayaking  
or skating.

Built in 1992

**Essential Information**

|                |                                      |
|----------------|--------------------------------------|
| MLS® #         | A2229343                             |
| Price          | \$750,000                            |
| Bedrooms       | 5                                    |
| Bathrooms      | 2.00                                 |
| Full Baths     | 2                                    |
| Square Footage | 1,453                                |
| Acres          | 21.50                                |
| Year Built     | 1992                                 |
| Type           | Residential                          |
| Sub-Type       | Detached                             |
| Style          | Acreage with Residence, Modular Home |
| Status         | Active                               |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 36439 Range Road 20a  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4G 0M9               |

**Amenities**

|               |                                                                                                                         |
|---------------|-------------------------------------------------------------------------------------------------------------------------|
| Utilities     | Electricity Connected, Natural Gas Paid, Phone Available, Satellite Internet Available, Sewer Connected, Water Paid For |
| Parking       | 220 Volt Wiring, Parking Pad, RV Access/Parking, Garage Door Opener, Insulated, Oversized                               |
| Is Waterfront | Yes                                                                                                                     |
| Waterfront    | River Front, River Access, See Remarks                                                                                  |

**Interior**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Storage                                                              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Garage Control(s), Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Family Room, Wood Burning                                                                                                                |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                           |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Storage, Garden                                               |
| Lot Description   | Garden, Landscaped, Waterfront, Fruit Trees/Shrub(s), Pasture |
| Roof              | Asphalt                                                       |
| Construction      | Vinyl Siding                                                  |
| Foundation        | Wood                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 121             |
| Zoning         | AG              |

## Listing Details

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

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