# \$789,700 - 217, 36078 Range Road 245 A, Rural Red Deer County

MLS® #A2193976

#### \$789,700

4 Bedroom, 2.00 Bathroom, 1,512 sqft Residential on 0.48 Acres

N/A, Rural Red Deer County, Alberta

Welcome to this stunning 110' lake front home with breathtaking views, a multitude of amenities and 2226 sq ft of upgraded living space! As you enter, you'll be greeted by an open floor plan that seamlessly combines the kitchen and living and dining areas. The kitchen features beautiful granite countertops and newer appliances. The home boasts three bedrooms on the upper level, providing ample space for family and guests. The large master bedroom comes complete with a 3-piece ensuite and patio doors that open up to a deck, allowing you to enjoy the serene lake views. Downstairs, you'll find a spacious family room perfect for entertaining, along with a huge fourth bedroom equipped with two double bunks. The home is fully furnished, including a custom-built table and vanity, ensuring that you have everything you need to settle in comfortably. The garage has been converted into a workshop, ideal for the handyman or hobbyist. Additionally, there is a games room and a boat house by the lake, offering endless opportunities for recreation. A pier and boat lift are also included, allowing you to easily access the water and enjoy boating activities. One of the standout features of this property is the modern equipment room, which produces water of exceptional quality, suitable for bottling. The main living area and master bedroom are equipped with custom electric blinds, adding convenience and







privacy to your living space. With so many incredible features and amenities, this lake front home has so much to offer. It's truly a place where you can relax, unwind, and create lasting memories. Don't miss out on the opportunity to discover all that this remarkable property has to offer.

#### Built in 2005

#### **Essential Information**

MLS® # A2193976

Price \$789,700

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,512

Acres 0.48

Year Built 2005

Type Residential Sub-Type Detached

Style 3 Level Split

Status Active

## **Community Information**

Address 217, 36078 Range Road 245 A

Subdivision N/A

City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T0M 1S0

#### **Amenities**

Parking Spaces 1

Parking Off Street, Single Garage Attached

# of Garages 1

Is Waterfront Yes

Waterfront Beach Front, Lake, Lake Front, See Remarks, Waterfront

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Sump

Pump(s)

Appliances Dishwasher, Refrigerator, Built-In Oven, Electric Cooktop, Washer/Dryer,

Window Coverings

Heating High Efficiency, Forced Air, Wood Stove

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Living Room, Wood Burning Stove

Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Features Other

Lot Description Cul-De-Sac, Landscaped, See Remarks, Views, Waterfront

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed February 18th, 2025

Days on Market 258 Zoning R-6

### **Listing Details**

Listing Office Century 21 Advantage

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.