

# **\$625,000 - 38303 Highway 596, Rural Red Deer County**

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MLS® #A2214390

**\$625,000**

4 Bedroom, 2.00 Bathroom, 1,766 sqft

Residential on 5.16 Acres

NONE, Rural Red Deer County, Alberta

FULLY DEVELOPED 4 BEDROOM, 2 BATH  
1.5 STOREY ~ 5.16 ACRES ON BURNT  
LAKE TRAIL WITH PAVEMENT TO THE  
DRIVEWAY ~ 30' X 26' GARAGE  
W/ATTACHED 30' X 12' CARPORT ~  
SEPARATE BASEMENT ENTRY ~ The living  
room features hardwood flooring, large  
windows that fill the space with natural light  
and access to the large deck ~ Easily host  
large gatherings in the dining room with more  
large windows filling the space with natural  
light ~ The kitchen offers plenty of light stained  
wood cabinets with ample counter space,  
window above the sink and access to the rear  
porch and patio area ~ Three generous size  
bedrooms on the main level all have ample  
closet space and share a 4 piece bathroom ~  
The upper level flex room offers tons of space  
for what ever suits your needs and includes a  
walk in closet with built in shelving ~ The  
basement is illegally suited with a one  
bedroom suite that offers a kitchenette that  
opens to an open concept living and dining  
space, has a bedroom, 4 piece bathroom and  
private access to the shared laundry room ~  
30' x 26' detached garage is insulated, finished  
with OSB, has 220V wiring, over 10' high  
ceilings, two overhead doors and an attached  
30' x 12' carport ~ U-shaped gravel driveway  
offers tons of additional parking ~ The property  
is surrounded by mature trees offering shade  
and privacy, includes a garden shed, has a fire  
pit area and plenty of yard space ~ Located  
just minutes west off Red Deer on Burnt Lake



Trail with pavement to the driveway.

Built in 1952

### Essential Information

MLS® #	A2214390
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,766
Acres	5.16
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	38303 Highway 596
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1T2

### Amenities

Utilities	Electricity Connected
Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Front Drive, Heated Garage, Insulated, Oversized, RV Access/Parking, Carport, Gravel Driveway, See Remarks
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Refrigerator, See Remarks, Stove(s), Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Private
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	6
Zoning	AG

## Listing Details

Listing Office	Lime Green Realty Inc.
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