

\$400,000 - 109, 35306 Range Road 42, Rural Red Deer County

MLS® #A2270473

\$400,000

2 Bedroom, 2.00 Bathroom, 1,498 sqft
Residential on 1.20 Acres

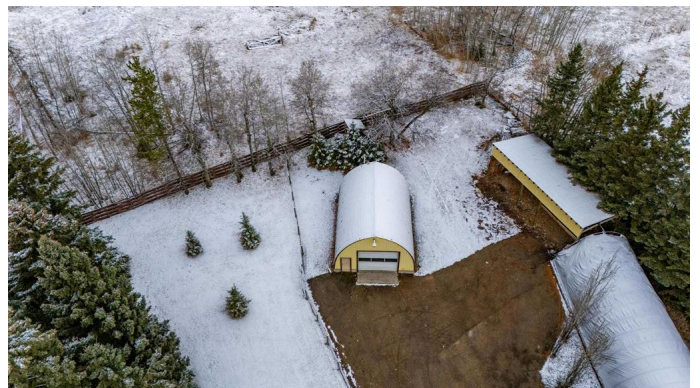
Red Raven Acres, Rural Red Deer County,
Alberta

Your Own Private Slice of Country Paradise. Tucked away at the end of a quiet dead-end road in Red Raven Acres, this 1.2-acre property is surrounded by mature spruce trees, offering the peace and privacy youâ€™ve been dreaming of. The spacious double-wide modular home is ready for your personal touch â€“ bring your vision and make it shine! Inside, youâ€™ll find a large primary bedroom with a 4-piece ensuite and private deck, the perfect spot to enjoy your morning coffee while soaking in the sounds of nature. Major updates have already been done for you such as brand new septic tank and mound (2024) and hot water tank (2019). Outside, youâ€™ll love the 24â€™ x 32â€™ Quonset with a concrete floor, 220 wiring, air compressor, in-floor heat and hot water tank â€“ ideal for projects, hobbies, or extra storage. Thereâ€™s also a 16â€™ x 40â€™ open-faced pole shed (metal clad) plus a large canvas storage shelter for all your extras. This property offers the perfect blend of seclusion, space, and potential â€“ a peaceful retreat just waiting for someone to make it their own.

Built in 1976

Essential Information

MLS® # A2270473



Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,498
Acres	1.20
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	109, 35306 Range Road 42
Subdivision	Red Raven Acres
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0L6

Amenities

Parking	Double Garage Detached, Parking Pad, Carport, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation See Remarks

Additional Information

Date Listed November 15th, 2025
Days on Market 1
Zoning R-1

Listing Details

Listing Office CIR Realty

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.