

# \$1,975,000 - 6, 26174 Highway 11, Rural Red Deer County

---

MLS® #A2187378

**\$1,975,000**

5 Bedroom, 5.00 Bathroom, 3,972 sqft  
Residential on 2.78 Acres

NONE, Rural Red Deer County, Alberta

For more information, please click Brochure button.

Welcome to your dream home! This stunning custom-built two-storey walkout is set on a pristine 3-acre lot in Red Deer County, perfectly blending modern luxury with serene countryside living. Featuring solid construction with 2x8 exterior walls and double 2x4 staggered studs, this home includes conveniences like piped-in music, an intercom system, RV 30 & 50 amp plugs, and a dedicated RV dump. The impressive layout boasts 5 bathrooms and 5 spacious bedrooms, including high ceilings, expansive windows, and open-concept living areas that invite natural light. With 2,444 sq ft on the main floor, 963 sq ft on the second level plus a 566 sq ft bonus room, and a 2,494 sq ft fully developed walkout basement offering direct backyard access, this home is perfect for families and entertainment. Additional highlights include an attached garage, covered parking, and ample guest space, while the expansive outdoor area is ideal for gardening and activities. Ideally located 9.8 km east on Highway 11 from 30 Avenue and just 12 minutes from Parkland Mall, this remarkable property provides the peace of acreage living while remaining convenient to local amenities. Don't miss this rare opportunity to own a unique home that combines elegance, space, and comfort in a tranquil environment!



Built in 2006

## Essential Information

MLS® #	A2187378
Price	\$1,975,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,972
Acres	2.78
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	6, 26174 Highway 11
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1C4

## Amenities

Parking Spaces	20
Parking	Quad or More Attached, RV Access/Parking, Triple Garage Attached, Triple Garage Detached, Attached Carport, Converted Garage, RV Garage, RV Gated
# of Garages	9

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Jetted Tub, Steam Room, Wired for Sound
Appliances	Convection Oven, Dishwasher, Dryer, Freezer, Garage Control(s),

Garburator, Microwave, Range Hood, Dishwasher, Radiator Coverings, Satellite TV Dish

Heating Boiler, High Efficiency, Exhaust Fan, Thermostat Control, Natural Gas, Fan Control

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full

**Exterior**

Exterior Features Private Yard, Barbecue, Gas Grill

Lot Description Back Yard, Creek/River/Stream, Fenced, Neighbours Behind, Irregular Lot, Gentle Sloping, Many Trees, Good Drainage

Roof Asphalt

Construction Brick, Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame

Foundation Poured Concrete



**Additional Information**

Date Listed January 13th, 2025

Days on Market 80

Zoning A1

**Listing Details**

Listing Office Easy List Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.