

# \$450,000 - 36142 Range Road 44, Rural Red Deer County

MLS® #A2197881

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,458 sqft  
Residential on 4.92 Acres

NONE, Rural Red Deer County, Alberta

Located on a quiet, no-exit road, find the privacy you have been dreaming about at 36142 Range Road 44. A private long laneway lined with trees offers a peaceful and private oasis in Red Deer County. The West facing back decks, overlook the 4.92 acres of land complete with large quonset, horse corrals, and a gorgeous view. With an open mind and your own personal touch, this home has so much potential. Tall ceilings, a wood burning stove, and not one, but TWO West facing decks offer over 1458 square feet of living space to enjoy. Complete with a King sized primary and 3 piece ensuite and 3 more bedrooms, the home also features a walk out basement, laundry room, and extra storage space. The 40X32 quonset is perfect for storing farm equipment or hay and also has a 36X24 workshop attached on the back. There are rooms and a loft area in the quonset which would make the perfect office space or tack area. With a few minor touches the fence would be ready for you to bring the horses home to enjoy! With some sweat equity, this home could really be the one. This area is known for its abundance of wildlife, close proximity to the Rocky Mountains, easy commute to Spruce View K-12 School, and is right by the Raven River known for it's fishing and peaceful summers! TLC is needed.

Built in 1992



## Essential Information

MLS® #	A2197881
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,458
Acres	4.92
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	36142 Range Road 44
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0J 2K0

## Amenities

Parking	RV Access/Parking
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## Interior

Interior Features	Ceiling Fan(s), High Ceilings, See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	No Neighbours Behind, Views

Roof	Metal
Construction	Vinyl Siding
Foundation	Wood, See Remarks

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	30
Zoning	AG

### **Listing Details**

Listing Office	Century 21 Maximum
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