

WELCOME TO PENHOLD



4.99 ACRES | 2251 sq ft BUNGALOW | ILLEGAL SUITE | 5 BEDROOMS | 3 BATHROOMS



37051 Range Road 280

Can't beat this location and situation! 4.99 acres with a fully-renovated 5 BR/3bath, BUNGALOW with over 4000SF of developed space and a self-contained 1BR/1Bath (illegal) suite! Enjoy LOADS of windows in this open floor plan featuring a sunny CORNER kitchen w SS appliances, lots of counter space, and a raised breakfast bar! The dining room French doors lead out to the massive wraparound, 3-tier deck with stairs going down to the yard, greenhouse, barn and pastures. At the end of the day, retire to your unbelievably huge primary bedroom and soak in the jetted-spa tub in the 5 piece ensuite. This house keeps giving with an oversized ATTACHED, TRIPLE, HEATED garage with 220V power allowing for enough space to park your vehicles and still work on your "projects!" You are set up for self-sufficiency: a chicken coop for your eggs and poultry, a huge cold room to store your garden bounty, wood-burning stove for off-grid heat for the home, plentiful fresh water from the well, on-site parking for all your vehicles/equipment/trailers/RVs. The 1 illegal bedroom suite allows for additional passive income. The MASSIVE 50x15 barn with concrete floors is set up with 220 and 110volt power options, allowing for a welding shop, mechanic area, paint booth, livestock stalls. An unfinished floor at the back was previously used for a riding ring! And the pasture has several fenced sections, a warm water hydrant and animal shelters. And if that wasn't enough, the location boasts natural gas service, great roads, a 2 minute drive east to HWY 2, or a quick 5 minute drive north to Red Deer's Gasoline Alley to Costco, the Farmer's Market and Tims! **MLS® #A1209358**



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STONEMERE REAL ESTATE SOLUTIONS #302 4014 Macleod Trail South



StoneMere

Real Estate Solutions

MLS® #A1209358



37051 Rge Road 280

Detached

Possession: **Negotiable**

Neighbourhood: **Penhold**

Built in: **2000**

Construction: Vinyl Siding, Wood Frame

Parking: Gravel Driveway, Heated Garage

Main Level

Primary Bedroom: 19'10" x 13'11"

Dining: 15'3" x 12'10"

Living: 19'11" x 15'3"

Kitchen: 13'8" x 11'11"

Bedroom: 12'0" x 9'10"

Basement

Bedroom: 9'5" x 7'10"

Bedroom: 13'5" x 9'11"

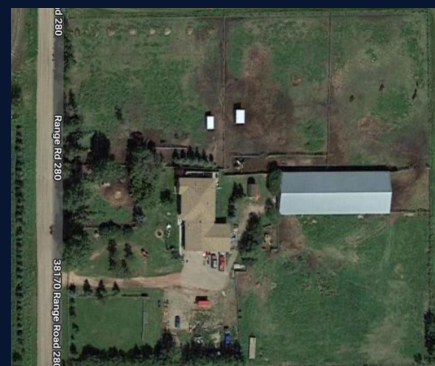
Game: 29'8" x 15'0"

Office: 12'0" x 8'9"

Suite

Kitchen: 15'9" x 11'9"

Bedroom: 13'5" x 9'11"



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