

\$4,650,000 - 38551 Range Road 21, Rural Red Deer County

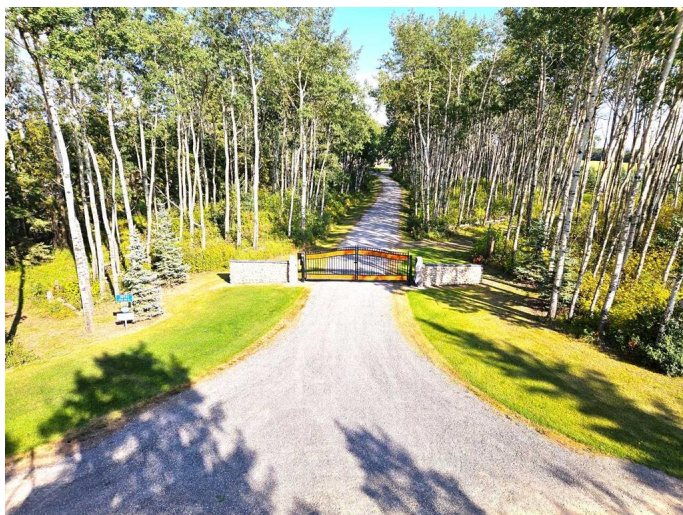
MLS® #A2141433

\$4,650,000

5 Bedroom, 3.00 Bathroom, 1,956 sqft
Agri-Business on 80.52 Acres

NONE, Rural Red Deer County, Alberta

Welcome to your private paradise featuring a main residence, an approved second residence, and a guest garden suite! This stunning 80-acre property, one of the most beautiful in the Sylvan Lake area, is a perfect escape from city life, only 5 minutes from Sylvan Lake and 20 minutes from Red Deer. The main home, built with ICF construction and concrete floor joists, offers in-floor hot water heat on both levels. It boasts an open floor plan with an elevator, 5 large bedrooms, 2 kitchens, a sunroom, a spacious main floor laundry room, 3 bathrooms, a walkout basement, and a double attached garage. The main level features a generous front foyer leading to a bright living area. The large kitchen includes a walk-in pantry, wall oven, 5-burner countertop stove, fridge, dishwasher, and granite countertops. The primary bedroom is a luxurious retreat with a soaker tub, a walk-in shower, and a spacious walk-in closet. The dining area opens to a south and west-facing covered deck, ideal for enjoying morning coffee with inspiring views of grain fields and forests. The functional main floor laundry room includes a laundry sink and walk-in closet. The family room opens to a covered south and west-facing concrete patio downstairs. The lower level also includes 2 spacious bedrooms, a full bathroom, a workout area, a TV area, a secondary kitchen, and a large



mechanical room.

For entertainment, enjoy time with family and friends around your water fountain or in the private gazebo with surround sound and a fire pit. Grow your own organic food in the 12'x50' greenhouse with an ICF frost wall.

The property also hosts the R FAMILY CHRISTMAS TREE FARM, featuring a 2019 office with forced air heat, 220v power, 1 bedroom, 1 3-pc indoor bathroom, and 1 2-pc bathroom with outside access. This area includes an ice-skating park, picnic shelter, and 14 acres of Christmas trees, with approximately 400 trees sold in 2023.

Additional income opportunities include:

• A fully upgraded 1976 mobile home, renting for \$1,500/month plus utilities.

• A 2017 60'x120' warehouse with two fully finished 60'x60' bays, in-floor hot water heat, 220v power, two 3-pc bathrooms, and two mezzanines, renting for \$2,800/month per side plus utilities and GST.

• 43 acres of cropland rented on a share basis.

Other support buildings include:

• A 1992 60'x60' shop with two 30'x60' fully finished bays, in-floor hot water heat on one side, roughed-in in-floor heat on the other, 220v power, a 2-pc bathroom, laundry, and a heated mezzanine man cave.

• A 1986 24'x26' attached garage, fully finished with forced air heat.

• Various storage sheds, including one perfect for pets with in-floor hot water heat, running water, and power.

This property is located close to the lake, offering swimming, boating, water skiing, ice fishing, snowmobiling, and cross-country skiing opportunities. You have to see it to believe it! Book a viewing today.

Built in 2013

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2141433 |
| Price | \$4,650,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,956 |
| Acres | 80.52 |
| Year Built | 2013 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 38551 Range Road 21 |
| Subdivision | NONE |
| City | Rural Red Deer County |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4E 2M7 |

Amenities

| | |
|--------------|---|
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Front Drive, Side By Side |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Wired for Sound, Elevator |
| Appliances | Built-In Oven, Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | In Floor, Hot Water, Natural Gas, Central |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Private Entrance, Private Yard |
| Lot Description | Farm, Landscaped, Near Golf Course, Private, See Remarks |

| | |
|--------------|--|
| Roof | Asphalt Shingle |
| Construction | ICFs (Insulated Concrete Forms), Stucco, See Remarks |
| Foundation | ICF Block |

Additional Information

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|----------------|-----------------|
| Date Listed | June 14th, 2024 |
| Days on Market | 365 |
| Zoning | AG |

Listing Details

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|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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