

\$1,300,000 - 36124 Range Road 272, Rural Red Deer County

MLS® #A2220077

\$1,300,000

4 Bedroom, 3.00 Bathroom, 2,439 sqft
Agri-Business on 155.10 Acres

NONE, Rural Red Deer County, Alberta

This rare rural offering blends productive farmland with a warm, functional home and thoughtful yardsite design. Whether you're growing your operation or planting family roots, this property balances work and lifestyle beautifully.

Set on 155.1 acres, the land includes 106 acres currently in cultivation, 45 acres in pasture, and a developed 3.5-acre yardsite. The seller notes an opportunity to reclaim up to 26 additional arable acres by adjusting fencing—potentially increasing cultivated acres to 132, with 19.8 acres in pasture and 8.2 acres of fenced sheep paddocks north of the home. There's a \$3,000/year gas lease and no farmland tenancy agreements in place—ready for your immediate use.

The 2,400 sq ft slab-on-grade home is radiant-heated throughout with 4 zones and triple-pane windows. The layout is ideal for families: Four bedrooms (including a spacious primary suite on the driveway side for privacy and awareness), two living areas on the main floor, a bonus room upstairs, and a central kitchen designed for real life.

The kitchen island seats six, with a stove perfect for cooking while helping with homework. Most cabinets are drawers. A sunny south window seat overlooks the yard.



The large pantry includes a full upright freezer, storage for recycling, and has served as an emergency home office. The mudroom is built for Alberta—lots of storage, steps from the garden with yard water line, firepit area, and RV dump.

The living room is tucked away for quiet but still open to the kitchen. Glass doors on the main floor playroom allow for open or closed use—it's hosted guests and could serve as a fifth bedroom. Laundry is just steps from the primary bedroom. There is extra insulation in the walls and ceiling for sound control, and the radiant heat warms wet mitts and snow gear overnight.

The 50x30 insulated and radiant-heated shop fits 4 vehicles or equipment easily. It has hosted trailers, tractors, and more during extreme weather. Cement floors have seen hockey, pickleball, and four square. Attached, insulated storage/office space adds flexibility, and the separate storage/office building could be moved if needed.

Outside: a "forest" for adventures, flat rink area beside the porch (in shade for long skate seasons), and wide views to the horizon from nearly every room.

This is a property designed to be lived in, worked on, and enjoyed—from front porch coffees to winter sunsets in the kitchen. A truly special find just minutes from Red Deer.

Built in 2019

Essential Information

MLS® #	A2220077
Price	\$1,300,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	2,439
Acres	155.10
Year Built	2019
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	36124 Range Road 272
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0E3

Amenities

Utilities	Natural Gas Connected
Parking	Triple Garage Detached
# of Garages	4

Interior

Heating	In Floor, Hot Water, Natural Gas
Basement	None

Exterior

Lot Description	Cleared, Level, Farm, Pasture
Roof	Asphalt
Foundation	Slab

Additional Information

Date Listed	May 14th, 2025
Days on Market	3
Zoning	AG

Listing Details

Listing Office	CIR Realty
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