

# \$839,900 - 76, 26540 Highway 11, Rural Red Deer County

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MLS® #A2237308

**\$839,900**

4 Bedroom, 3.00 Bathroom, 1,858 sqft  
Residential on 1.70 Acres

Balmoral Heights, Rural Red Deer County,  
Alberta

Beautiful 4 bed, 3 bath walkout raised bungalow on 1.70 acres surrounded by mature spruce trees for privacy and tranquility. The main floor features a formal living and dining room, a bright kitchen with a newer Wi-Fi induction stovetop, breakfast nook, and patio access for BBQs. The primary bedroom includes a walk-in closet, 4pc ensuite, and private balcony overlooking the backyard oasis. Two additional bedrooms and a full 4pc bath complete the main level.

The walkout basement offers a cozy family room with wood-burning fireplace, laundry area, cold storage, a fourth bedroom, 3pc bath, and a bright flex room perfect for an office or additional bedroom. Separate basement entry offers potential for multi-generational living.

Additional features include an attached double garage, paved driveway, RV parking, and fiber optic internet. The beautifully landscaped, private backyard is filled with perennials and a garden. Shingles are approx. 6 years old and the septic system was cleaned out in 2024—move-in ready and well maintained!

Built in 1992

## Essential Information



MLS® #	A2237308
Price	\$839,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,858
Acres	1.70
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	76, 26540 Highway 11
Subdivision	Balmoral Heights
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1A3

### Amenities

Parking	Double Garage Attached, Parking Pad, Paved, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Garden, Private Yard
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Lot Description	Back Yard, Greenbelt, Landscaped, Lawn, Many Trees, No Neighbours Behind, Paved, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	1
Zoning	R-1

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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