$1,649,900 - 201, 1236 Township Road 384, Rural Red Deer County

MLS® #A2263556

$1,649,900
4 Bedroom, 2.00 Bathroom, 2,316 sqft
Residential on 12.16 Acres

Valley Meadows, Rural Red Deer County, Alberta

2,316 SQ. FT. BUNGALOW LOCATED ON 12.16 ACRES JUST MINUTES EAST OF SYLVAN ~ POTENTIAL TO SUBDIVIDE ~ OVERSIZED TRIPLE DETACHED GARAGE + NUMEROUS OUTBUILDINGS ~ SET UP FOR HORSES W/CORRALS, FENCING, SHELTER & WATERER ~ 42' x 7' covered front veranda welcomes you to this well cared for home ~ Open concept main floor layout is complemented by vinyl plank flooring and large windows offering tons of natural light ~ Double sided stone fireplace with a raised hearth and mantle separate the living and dining rooms ~ The kitchen offers a functional layout with plenty of cabinets, ample stone counter space including a large island with an eating bar, window above the sink overlooking the backyard and a large walk in pantry with floor to ceiling shelving ~ Easily host large gatherings in the dining room with garden doors access to the rear patio ~ The private primary bedroom is a generous size and can easily accommodate a king size bed with ample room for a sitting area, has a spacious walk in closet with built in shelving and a 5 piece ensuite with dual sinks, a walk in shower, and a jetted soaker tub ~ 3 additional bedrooms are all a generous size and have ample closet space ~ Updated 4 piece bathroom is centrally located, has a soaker tub, glass doors and a tile surround ~ Laundry

is located in it's own room and has built in cabinets and a folding counter ~ Mud room has a separate entry with easy access to the triple detached garage and driveway ~ Treed fire pit area has a bunk house with power and large windows ~ Double detached garage/shop has an overhead door, and power ~ Horse barn, corrals, shelter and riding arena with horse waterer ~ Horseshoe pits, zip line and a huge dirt bike track ~ Preliminary subdivision plans have already been discussed and mapped with the county, showing potential for up to 6 acreages or 16 smaller parcels (subject to county approval). A solid opportunity for investors, developers, or buyers looking to establish a business or multi-use property ~ Located in Valley Meadows subdivision, just minutes east of Sylvan Lake with pavement to the driveway.

Built in 2001

Essential Information

MLS® #	A2263556
Price	$1,649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,316
Acres	12.16
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	201, 1236 Township Road 384
Subdivision	Valley Meadows
City	Rural Red Deer County

County	Red Deer County
Province	Alberta
Postal Code	T4S 1S6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Additional Parking, Double Garage Detached, Oversized, RV Access/Parking, Gravel Driveway, See Remarks, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Other
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Living Room, See Remarks, See Through, Stone, Raised Hearth
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Garden, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Slab

Additional Information

Date Listed	October 9th, 2025
Days on Market	2
Zoning	AG

Listing Details

Listing Office Lime Green Realty Central

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