

\$1,244,999 - 1262 Township Road 391, Rural Red Deer County

MLS® #A2135963

\$1,244,999

4 Bedroom, 2.00 Bathroom, 1,299 sqft
Residential on 15.96 Acres

NONE, Rural Red Deer County, Alberta

THIS LONG ADMIRER HOMESITE NOW RESIDES ON 15.96 PREMIUM LAKE AND TOWN VIEW ACRES. Hereâ€™s your opportunity to own this ideally located acreage with stunning lake, mountain, and town views. The yard sits high above paved Hwy 20 frontage and Central Alberta's most popular tourist-recreation lake destination â€“ SYLVAN LAKE. Classic 1964 farmhouse - 1,185 SF 3 bed/2 bath bungalow with partial basement development and single garage attached by breezeway accessible from the front and back yard. The home has a solid layout that could easily be renovated, updated, or moved off to make way for your DREAM HOME on this site. Tiered front deck for entertaining and taking in the incredible views. The landscaped yard has a large shelter belt with mature trees and fruit trees, large lawns and recently constructed driveway and automatic entry gate. Chain-link fenced back yard area for children or pets to safely run and play. Outbuildings include a classic hip roof barn on concrete with power, 40'x56' heated arch rib Quonset on concrete with newer rollup door and welding plug, garden shed and 32'x60' open-faced shed with enclosed end section. 2 privately owned water wells for the house and the yard. Septic has been upgraded with a brand new large capacity tank (holding tank â€“ no field currently). Great location - close to golf courses, public boat launch across the road,



town, schools and all that Sylvan Lake has to offer. BONUS - annual income includes surface lease revenue from a Town of Sylvan Lake water well (\$9033.53 +/- annual with 2% annual increase plus \$2000 access road maintenance). DO NOT MISS THIS OPPORTUNITY!!

Built in 1964

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2135963 |
| Price | \$1,244,999 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,299 |
| Acres | 15.96 |
| Year Built | 1964 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1262 Township Road 391 |
| Subdivision | NONE |
| City | Rural Red Deer County |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0A7 |

Amenities

| | |
|--------------|------------------------|
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

| | |
|--------------|-------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Refrigerator, Range Hood, Stove(s), Washer, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Dog Run, Private Yard, Storage |
| Lot Description | Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 14th, 2024 |
| Days on Market | 451 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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