

# \$995,000 - 138, 36240 Range Road 250, Rural Red Deer County

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MLS® #A2206684

**\$995,000**

4 Bedroom, 3.00 Bathroom, 1,906 sqft  
Residential on 0.41 Acres

Edwards, Rural Red Deer County, Alberta

DREAMING OF LAKEFRONT? Everything you could ever want in a recreational or year round home. This is one of the most talked about properties on the waterfront. Absolutely Loaded with features and extras. Walkout chalet style with 20' open beamed cedar ceiling, slate and hardwood floors, one of a kind custom kitchen and stunning views from the master bedroom loft area. The master bedroom also features a full ensuite with steam shower, gas fireplace, huge walk-in closet and East facing balcony. Walkout basement is fully developed with a large family/games room, two more bedrooms, 3pc bath with custom built shower and an office. Two huge wrap around decks offer the best views on the lake, a built in hottub and lots of sunshine. Private parklike yard with paved driveway and mature landscaping. Enjoy the lakeside fire pit area with interlocking brick work. Natural spring water source. Excellent waterfront depth at dock. This is truly one of a kind property that is guaranteed to impress. Perfect location just 90 minutes from Calgary, 25 mins East of Red Deer and 2hrs from Edmonton on popular Pine Lake.

Built in 2002

## Essential Information

MLS® #                      A2206684



|                |                   |
|----------------|-------------------|
| Price          | \$995,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,906             |
| Acres          | 0.41              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 138, 36240 Range Road 250 |
| Subdivision | Edwards                   |
| City        | Rural Red Deer County     |
| County      | Red Deer County           |
| Province    | Alberta                   |
| Postal Code | T0M 1R0                   |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 6          |
| Parking        | Off Street |
| Is Waterfront  | Yes        |
| Waterfront     | Lake Front |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Central Vacuum, High Ceilings, Walk-In Closet(s)             |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 2                                                                             |
| Fireplaces        | Wood Burning, Family Room, Mantle                                             |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full, Walk-Out                                                      |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Private, Waterfront |
| Roof              | Metal               |
| Construction      | Wood Frame, Mixed   |
| Foundation        | Poured Concrete     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 164              |
| Zoning         | R6               |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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