

\$799,900 - 36009 Highway 2a S, Rural Red Deer County

MLS® #A2142918

\$799,900

3 Bedroom, 2.00 Bathroom, 1,935 sqft
Residential on 1.00 Acres

NONE, Rural Red Deer County, Alberta

Located minutes from Innisfail! Looking for that perfectly sized acreage that gives you so many options your mind will run wild? Then check this one out! Let's start with the shop/ and attached garage you will not find a set up like this anywhere else. Supersized at 46 x 70 it features upper level mezzanine, bathroom, storage, office area space, two compressors/with airlines, make-up air and exhaust system, roughed in air conditioning with unit in place and security cameras & alarms. Basically a commercial sized shop to put any type of business you like. Large garage door entrance for storing anything from your motorhome to your big rig. Shop previously was used for ongoing mechanical business so once you tour you will discover endless possibilities for your own dream shop or business ideas. Pride of ownership can be seen immediately entering the property with a very well landscaped and private green space. Brand new metal roofs in 2023. Windows 2016. 5 new skylights in 2023. And complete exterior of this home in 2023. Attached heated double garage and decking on both sides of the home with gas outlets for the bbq. It does not stop at the front door. Entering the home you find newer laminate throughout the home NO CARPET. Main floor laundry maple kitchen kitchen cabinets accented with granite counter tops. Open kitchen concept with large dining room which spreads out to the 4 seasons atrium/sunroom with hot tub to enjoy. Large primary bedroom with newer walk-in shower



and walk in closet. Second larger bedroom and livingroom featuring beautiful trayed ceiling complete this well layed out main floor plan. Basement also includes newer laminate flooring with den, exercize room, bedroom and familyroom with fireplace. New well pump and pressure tanks! This property needs absolutely nothing but you and your dreams of wonderful acreage living. Please note Red Deer County AG zoning allows for various other uses. the list of uses can be found at county website under land use bylaws Part 11. Live and work from home!! Please note 2025 tax assement should be considerably less as 2024 was based on commercial use of the shop and is no longer being used as commercial business.

Built in 1994

Essential Information

MLS® #	A2142918
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,935
Acres	1.00
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	36009 Highway 2a S
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0G8

Amenities

Parking Double Garage Attached
of Garages 2

Interior

Interior Features Crown Molding, Granite Counters, Open Floorplan, Skylight(s), Vinyl Windows
Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating In Floor, Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Basement, Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Yard, RV Hookup, Storage
Lot Description Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscaped, Level, Many Trees, Paved, Private
Roof Metal
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2024
Days on Market 266
Zoning AG-B

Listing Details

Listing Office Royal LePage Network Realty Corp.

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