

# \$1,399,000 - 125, 25173 Township Road 364, Rural Red Deer County

MLS® #A2170883

**\$1,399,000**

3 Bedroom, 4.00 Bathroom, 863 sqft  
Residential on 0.46 Acres

Taunton, Rural Red Deer County, Alberta

Discover your own slice of paradise with this prime lakefront property, boasting endless possibilities and approved secondary suite/living quarters above a massive garage! This stunning location is perfect for an Airbnb revenue generator, accommodating family and friends, or even a cozy bed & breakfast concept.

With over 117 feet of beautifully groomed sandy beach and a gentle grassy slope leading to the water, this property is a summer dream. Everything has been meticulously maintained for year-round living, with a like-new air-conditioned park model featuring a professionally developed Arizona room and an expansive, low-maintenance deck overlooking the tranquil bay.

Enjoy peace of mind with eight 8" piles welded to the frame, ensuring stability even in winter. The property is equipped with no burnout heat tracing and 2" styro insulation, guaranteeing no freeze in winter months. Additionally, you'll appreciate the professional landscaping, complete with a gazebo and privacy glass for your relaxation.

The heated shop is a haven for enthusiasts, equipped with a Class A motorhome or boat storage bay, complete with a sani-dump, in addition to a 2 car storage side featuring floor



drains, a full custom bathroom, and laundry facilities. The loft is an entertainer's dream, professionally developed with a 4-piece bath, theatre room, bedroom, fireplace, and wet bar.

Two more bedrooms and 3pc bath in the lower garage.

This is truly one of the most impressive lakefront properties on the market today, featuring a perfect location and breathtaking views. Experience the tranquility of sitting on your deck while gazing out at the lake and majestic spruce trees lining the south bank â€“ it feels like youâ€™re in British Columbia!

Situated conveniently between Calgary and Edmonton, this property offers easy access to boating, fishing, golfing, and all the water sports you can dream of. Don't miss your chance to own this incredible piece of paradise!

Built in 2008

### **Essential Information**

MLS® #	A2170883
Price	\$1,399,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	863
Acres	0.46
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

### **Community Information**

Address 125, 25173 Township Road 364

Subdivision	Taunton
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 1R0

### **Amenities**

Parking Spaces	5
Parking	Quad or More Attached
Is Waterfront	Yes

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Dock, Private Yard
Lot Description	Beach, Lake, Landscaped, Level, Waterfront
Roof	Asphalt, Metal
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	October 4th, 2024
Days on Market	159
Zoning	R-6

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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