

# \$1,390,000 - 38302 Range Road 22, Rural Red Deer County

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MLS® #A2203217

**\$1,390,000**

6 Bedroom, 5.00 Bathroom, 2,578 sqft  
Residential on 7.14 Acres

NONE, Rural Red Deer County, Alberta

Welcome to this exceptional acreage which offers an unmatched combination of luxury living, rental income potential, and serene country life. ALL just 10 kilometers west of Sylvan Lake. Set on a sprawling 7.14-acre parcel, this property features not just one, but two homes—an executive main residence and a secondary house that can be rented out or used as an Airbnb. With endless possibilities for outdoor activities, hobby farming, or simply enjoying nature. This property offers the best of both worlds—rural tranquility while still being close to the vibrant lake town's amenities, recreational opportunities, and dining. 2 beds on the main floor as well as the laundry room, 1 bedroom with a bonus room in the upper level and its own bathroom for your convenience. Downstairs you will find 3 more bedrooms one with an ensuite and the shared bathroom that has a huge makeup counter for the girls in your life. To top it off there is an amazing theatre room for amazing family movie nights with a full pantry. This one is a must see!!

Built in 2012

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2203217    |
| Price    | \$1,390,000 |
| Bedrooms | 6           |



|                |   |
|----------------|---|
| Bathrooms      | 5.00                                      |
| Full Baths     | 5   |
| Square Footage | 2,578                                     |
| Acres          | 7.14                                      |
| Year Built     | 2012                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38302 Range Road 22   |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4E 2N5               |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Double Vanity |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Double Oven, Electric Cooktop  |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood Stove, Wood  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Brick Facing, Mantle, Wood Burning, Great Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Playground, Private Yard, Storage |
|-------------------|---|

|                 |  |
|-----------------|--|
| Lot Description | Front Yard, Landscaped, Many Trees, Private, Garden              |
| Roof            | Asphalt Shingle  |
| Construction    | Brick, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame |
| Foundation      | ICF Block  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 157              |
| Zoning         | AG               |

### **Listing Details**

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

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