

# \$1,190,000 - 201, 35276 Range Road 10, Rural Red Deer County

MLS® #A2204455

**\$1,190,000**

6 Bedroom, 3.00 Bathroom, 2,613 sqft  
Residential on 72.62 Acres

NONE, Rural Red Deer County, Alberta

"Wide open spaces" await you on this stunning 72.62-acre property, featuring a charming western-style farmhouse with over 2,600 square feet of above-grade living space and an additional 1,300 square feet in the walkout basement. As you approach the laneway, you'll be captivated by the breathtaking skyline and rolling hills. Stepping through the front door is like stepping back in time, as the home is filled with western heritage details. The expansive layout includes a large kitchen and dining area with a wood-burning stove, a formal dining room currently used as a main floor office, a main floor bedroom and a living room with picturesque views and an impressive brick fireplace. The kitchen and dining room open to a spacious upper deck, perfect for entertaining guests while enjoying summer sunsets and the sounds of a meandering creek. There is also main floor laundry and a large boot room with built in storage right off of the double car attached garage. The upper level of the home boasts four bedrooms, including a primary bedroom complete with a four-piece ensuite, a walk-in closet and a "Romeo and Juliet" style balcony. A five-piece bathroom serves the remaining bedrooms, ensuring plenty of space and comfort for family and guests. The walkout basement features a open concept family room/ games area with beautiful windows showcasing the land's



topography and another cozy wood-burning fireplace. This level also includes a utility room (natural gas boiler heating), two large storage rooms and large closet, another bedroom, and garden doors leading out to the lower-level walkout patio. But the property doesn't stop there! A short walk brings you to the corrals with shelters, and a bit further leads to a second house that is in need of some updating but comes with its own well and septic services, is set up for propane, and has its own metered power. The opportunities are endless on this remarkable property, offering a perfect blend of rustic charm and modern conveniences. With such a close proximity to Innisfail, it's a chance to have the hobby farm of your dreams!

Built in 1977

### Essential Information

MLS® #	A2204455
Price	\$1,190,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,613
Acres	72.62
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	201, 35276 Range Road 10
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County

Province	Alberta
Postal Code	T4G 1S8

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, Natural Woodwork
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Dining Room, Living Room, Master Bedroom, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Rolling Slope
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 21st, 2025
Days on Market	62
Zoning	AG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.