

# \$849,900 - 37466 Range Road 263, Rural Red Deer County

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MLS® #A2240495

**\$849,900**

3 Bedroom, 4.00 Bathroom, 2,485 sqft  
Residential on 5.61 Acres

NONE, Rural Red Deer County, Alberta

5.61 ACRES LESS THAN 10 MINUTES EAST OF RED DEER ~ 2 + 1 BEDROOM, 3 + 1 BATH BUNGALOW WITH OVER 2480 SQ. FT. ABOVE GRADE ~ HEATED 26' L X 30' W ATTACHED GARAGE W/WORKSHOP & 220V WIRING ~ GATED RV PARKING ~ Recent updates include; Hot water tank, shingles (2023), kitchen hardware (2024), flooring, interior & exterior paint, kitchen faucet, tile backsplash, new well pump (2025) ~ A well cared for custom designed original owner home ~ A dog owners Dream ~ Open concept layout is complemented by soaring vaulted ceilings with dormer windows that create a feeling of spaciousness ~ The living room features a rock faced fireplace, floor to ceiling windows offering stunning country views, and patio door access to the covered deck and backyard ~ The dining room hosts more floor to ceiling windows + patio door access to the deck ~ The kitchen offers a functional layout with plenty of light stained oak cabinets, full subway tile backsplash, ample counter space, and a bright window above the sink that overlooks the front yard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, offers a walk in closet, 3 piece ensuite and French doors into a flex space/additional closet/or dog care area ~ Second bedroom is located across from the main bathroom, has an adjoining room that



would make an excellent home office, craft room or walk in closet ~ Third bedroom is also a generous size with a 3 piece ensuite ~ Currently set up for the dog owner/breeder of show dogs, this home offers 4 attached indoor/outdoor chainlink dog runs, with room for setting up 7 runs, forced air, underfloor heat, A/C, waterproof flooring, floor drain, vinyl siding on the walls for easy cleaning and maintenance and multiple door access to the backyard ~ Across from the dog runs is a dog bathing room with a raised bathtub + exhaust fan, perfect for easy dog care ~ A large storage room/home office or flex space has door access to the fenced, gated RV parking area ~ Outdoor kennel area is fully enclosed with two overhead electric doors, with easy access to the home and fully fenced yard ~ Large dog food-prep area/flex space, offers an additional cabinet with pull out drawers, a sink, + access doors to the kennel areas, and another storage room with built in shelving ~ The mud room has access to the attached garage and conveniently located laundry room ~ 26' L x 30' W heated attached garage, insulated, drywalled, 220V wiring, cabinets, work benches, sink + door access to the gated RV parking area ~ The basement is currently unfinished, offers tons of storage space, a cold room, central vacuum outlet, and rock crawl space ~ Outside you will find endless views and tons of space with large chainlink fenced in areas, exterior H/C water taps, doors to the house and garage, + a storage shed ~ A large west facing fenced yard with a covered deck, kennel access + another set of H/C water taps ~ Tons of exterior parking ~ Located less than 10 mins east of Red Deer on Hwy 595.

Built in 1999

## **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2240495                         |
| Price          | \$849,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,485                            |
| Acres          | 5.61                             |
| Year Built     | 1999                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 37466 Range Road 263  |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4N 5E2               |

### Amenities

|                |                                                                                                                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                                                                                                                                              |
| Parking Spaces | 10                                                                                                                                                                                                                                                        |
| Parking        | 220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad, Plug-In, RV Access/Parking, See Remarks, Garage Faces Side, RV Gated, Workshop in Garage |
| # of Garages   | 2                                                                                                                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, French Door |
| Appliances        | Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                                                                             |
| Heating           | In Floor, Forced Air, Natural Gas, Wood                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                       |

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| # of Fireplaces | 1                                                                                            |
| Fireplaces      | Mantle, See Remarks, Stone, Tile, Wood Burning, Blower Fan, Circulating, Gas Log, Great Room |
| Has Basement    | Yes                                                                                          |
| Basement        | Full, Unfinished                                                                             |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard, Storage           |
| Lot Description   | Back Yard, Front Yard, Landscaped, Views, Gentle Sloping |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 33              |
| Zoning         | AG              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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