

\$1,350,000 - 10, 2168 Hwy 587, Rural Red Deer County

MLS® #A2193395

\$1,350,000

5 Bedroom, 3.00 Bathroom, 1,452 sqft
Residential on 52.04 Acres

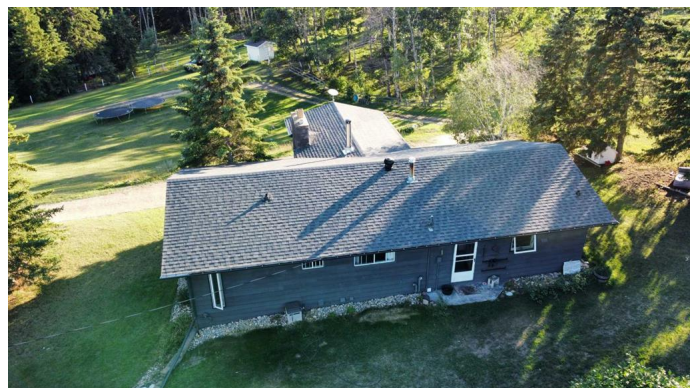
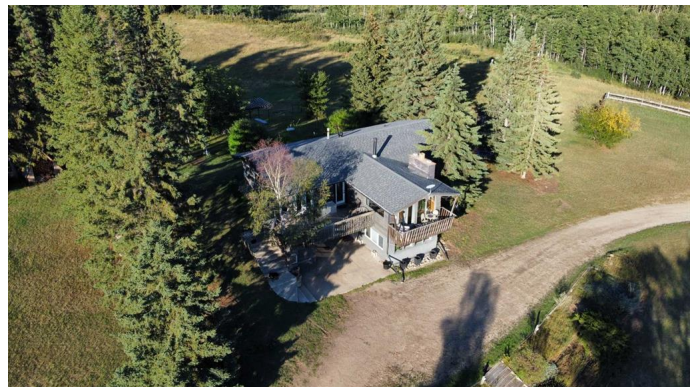
NONE, Rural Red Deer County, Alberta

52 Acres, zoned Agriculture,Â Â 2 homes and a Horse enthusiast's dream. Rolling hills, green pastures, barn, aprox 30% treed, welcome to West Country Ranch Land and just 8 minutes from Hwy QE2! This stunning 52-acre property combines spacious living with practical amenities, making it perfect for families and those seeking a serene lifestyle.

The main home features five bedrooms, ideal for large families or hosting guests,. The kitchen boasts gorgeous Knotty Alder cabinetry, new countertops, and a stylish backsplash. Recent upgrades provide peace of mind, including a newer Forced air furnace, water treatment system, hot water heater, Electrical Panel, Submersible water well pump.Â

2nd home tucked privately away from the main home, providing rental come and they would like to stay.Â Â You will find a well-maintained detached 3-bedroom modular home/addition and large deck. This comfortable living space has been carefully updated, bright and well cared for and featuring newer electrical panel, water heater and Twin furnaces. It also offers its own water well (new submersible water well pump), septic, gas, and electric services, ensuring convenience and autonomy for its occupants.

For those with a passion for equestrian activities, the property includes a spacious



32'x72' horse barn equipped with water, power, along with various stalls and a tack room for all your animal care needs. Additionally, there's a large shop 49.5'x57.5' with Power, 2 panels 220v and water plumbed to shop. A Dream space for those who want to work on vehicles and possibility of creating another living space in the shop. An attached RV covered carport measuring 16'x49.5' adds further convenience for your outdoor adventures.

Numerous sheds around the property provide ample space for all your storage needs and extra small livestock.

The fenced and cross-fenced property ensures privacy and room for your family, horses or livestock to thrive in a natural environment. With paved access right to your driveway and the house set back 3/4 km from the hiway. This property truly offers the best of both worlds.

You can take in a beach day at Glennifer Lake, 20

Min away and the Little Red Deer River, for a float 2 min away.

50 minute commute to Calgary and 35 min to Red Deer.

Don't miss out on this incredible opportunity! This property is a must-see for anyone seeking a rural lifestyle with modern comforts and abundant amenities.

Essential Information

MLS® #	A2193395
Price	\$1,350,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,452
Acres	52.04
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	10, 2168 Hwy 587
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Parking	RV Access/Parking, Quad or More Detached, Workshop in Garage
---------	--

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Gas Stove, Refrigerator, Water Conditioner, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room, Free Standing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Farm
Roof	Asphalt Shingle
Construction	Mixed
Foundation	See Remarks

Additional Information

Date Listed	February 8th, 2025
Days on Market	228
Zoning	AG

Listing Details

Listing Office	REMAX ACA Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.