

\$869,900 - 38310 Highway 596, Rural Red Deer County

MLS® #A2245246

\$869,900

3 Bedroom, 3.00 Bathroom, 1,344 sqft
Residential on 3.10 Acres

NONE, Rural Red Deer County, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 3 BEDROOM, 3 BATHROOM BUNGALOW ON 3.1 ACRES JUST MINUTES WEST OF RED DEER W/PAVEMENT TO THE DRIVEWAY ~ HEATED DOUBLE ATTACHED GARAGE, HEATED 44' x 24' SHOP & 60' x 40' QUONSET W/HOIST ~ Pride of ownership is evident in this well cared for home with many recent upgrades and renovations including: High efficiency furnace (2010); plumbing lines, copper wiring, hot water tank, Asphalt shingles (2015), water filtration system (2018); rebuilt deck (2020); WETT certification for wood burning fireplace (2021); professionally painted walls and epoxy flooring in attached garage (2022); electrical panel replaced, salt water hot tub (2023); vinyl plank flooring, carpet, paint, asbestos removed via professional abatement (2025) ~ Large u-shaped driveway with two entry points and a landscaped front yard bordering Sylvan Creek welcome you ~ A spacious entry opens to the living room that features a large picture window overlooking the front yard ~ The u-shaped kitchen offers a functional layout with plenty of light stained oak cabinets, full tile backsplash, ample counter space and a west facing window above the sink with views of the deck and yard ~ Easily host gatherings in the dining room with sliding patio doors to the covered west facing deck with unobstructed country views ~ The family room has large windows overlooking the backyard, built in cabinets with



display shelving, and a cozy wood burning fireplace with a brick surround, raised hearth and a mantle ~ The primary bedroom can easily accommodate a king size bed, has ample closet space ~ Convenient cheater door from the primary bedroom leads to a 2 piece bathroom with easy access to the covered deck and hot tub ~ Second main floor bedroom is also a generous size ~ 4 piece main bathroom ~ Laundry is located in it's own room with built in cabinets and a large window that fills the space with natural light ~ The fully finished basement with underfloor heat. offers tons of additional living space with two large family rooms, a 3 piece bathroom with a walk in shower, 3rd bedroom, a large utility room and ample storage space ~ Other great features include; Central air conditioning, water softener, water filtration system, reverse osmosis ~ The double attached garage has been professionally finished and transformed into a Harley Davidson themed man cave with a pool table and TV wall mounts ~ outside there is a large covered deck with unobstructed views, a salt water hot tub, and tons of outdoor space with over 3.1 acres with rows of mature trees, a fire pit area and RV hook ups ~ 60' x 40' quonset with an engine hoist and a 44' x 24' heated shop offer tons of additional parking ~ Located just minutes west of Red Deer on Burnt Lake Trail, with pavement to the driveway

Built in 1985

Essential Information

MLS® #	A2245246
Price	\$869,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,344
Acres	3.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	38310 Highway 596
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1T3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	8
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Oversized, Parking Pad, Additional Parking, Concrete Driveway, Garage Faces Front, Gravel Driveway, Insulated, RV Access/Parking
# of Garages	2

Interior

Interior Features	Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Mantle, Wood Burning, See Remarks, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Entrance, Private Yard, Storage, Fire Pit, RV Hookup
-------------------	---

Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Views
Roof	Asphalt Shingle
Construction	Stucco, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	AG

Listing Details

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

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.