

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

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	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Jetted Tub, Natural Woodwork
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	Great Room, Brick Facing, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

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

Additional Information

Date Listed	March 17th, 2025
Days on Market	111
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.