

# \$839,900 - 76, 26540 Highway 11, Rural Red Deer County

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MLS® #A2237308

**\$839,900**

4 Bedroom, 3.00 Bathroom, 1,858 sqft  
Residential on 1.70 Acres

Balmoral Heights, Rural Red Deer County,  
Alberta

Beautiful 4 bed, 3 bath walkout raised bungalow on 1.70 acres surrounded by mature spruce trees for privacy and tranquility. The main floor features a formal living and dining room, a bright kitchen with a newer Wi-Fi induction stovetop, breakfast nook, and patio access for BBQs. The primary bedroom includes a walk-in closet, 4pc ensuite, and private balcony overlooking the backyard oasis. Two additional bedrooms and a full 4pc bath complete the main level.

The walkout basement offers a cozy family room with wood-burning fireplace, laundry area, cold storage, a fourth bedroom, 3pc bath, and a bright flex room perfect for an office or additional bedroom. Dedicated lower-level entry enhances privacy and independence for home based business or family members.

Additional features include an attached double garage, paved driveway, RV parking, and fiber optic internet. The beautifully landscaped, private backyard is filled with perennials and a garden. Shingles are approx. 6 years old and the septic system was cleaned out in 2024—move-in ready and well maintained!

Built in 1992



## Essential Information

MLS® #	A2237308
Price	\$839,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,858
Acres	1.70
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	76, 26540 Highway 11
Subdivision	Balmoral Heights
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1A3

## Amenities

Parking	Double Garage Attached, Parking Pad, RV Access/Parking, Paved
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot, Treed, Greenbelt, Paved
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	16
Zoning	R-1

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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