

# \$398,000 - 37302 Range Road 21, Rural Red Deer County

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MLS® #A2221099

**\$398,000**

4 Bedroom, 1.00 Bathroom, 3,933 sqft  
Residential on 2.47 Acres

N/A, Rural Red Deer County, Alberta

This spacious two-storey residence is situated on 2.47 acres of tranquil rural land, just minutes from Sylvan Lake. The home was originally constructed around a 1977 mobile unit and has been expanded over the years, including the addition of a garage and extra rooms in the early 2000s. The primary structure was built in 2004. Please note that the property is currently a renovation project and remains unfinished, presenting a unique opportunity for buyers to personalize and complete the home to their specifications. The property offers four bedrooms and one four-piece bathroom, with a diverse mix of flooring materials, including hardwood, ceramic tile, and laminate. Exterior amenities feature a spacious deck, an above-ground swimming pool (currently non-functional), a 24'x40' barn, and a garden shedâ€”ideal for hobby farming or additional storage. Additional property features include a drilled well, septic system, natural gas forced-air heating, and a fully fenced perimeter. The home is being sold as-is, without warranties. This property presents excellent potential for those seeking a project with ample acreage and room to grow. Donâ€™t miss this opportunityâ€”schedule your viewing today and envision the possibilities!

Built in 2004



## Essential Information

MLS® #	A2221099
Price	\$398,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	3,933
Acres	2.47
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	37302 Range Road 21
Subdivision	N/A
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 2M1

## Amenities

Parking	Double Garage Attached, Garage Door Opener, Gravel Driveway
# of Garages	2

## Interior

Interior Features	Breakfast Bar, No Smoking Home, See Remarks, Wood Counters, Master Downstairs
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Floor Furnace, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Free Standing
Basement	None

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Few Trees, Fruit Trees/Shrub(s), Lawn, Native Plants, Other
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	1
Zoning	AG

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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