

# \$799,900 - 76, 26540 Highway 11, Rural Red Deer County

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MLS® #A2250651

**\$799,900**

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. Brand new dishwasher, 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® #         | A2250651                         |
| Price          | \$799,900                        |
| 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, Paved, RV Access/Parking |
| # 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, Paved, Rectangular Lot, Treed, Greenbelt |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Concrete, Stucco, Wood Frame                                                                            |
| Foundation        | Poured Concrete                                                                                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 21                |
| Zoning         | R-1               |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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