

# \$4,650,000 - 38551 Range Road 21, Rural Red Deer County

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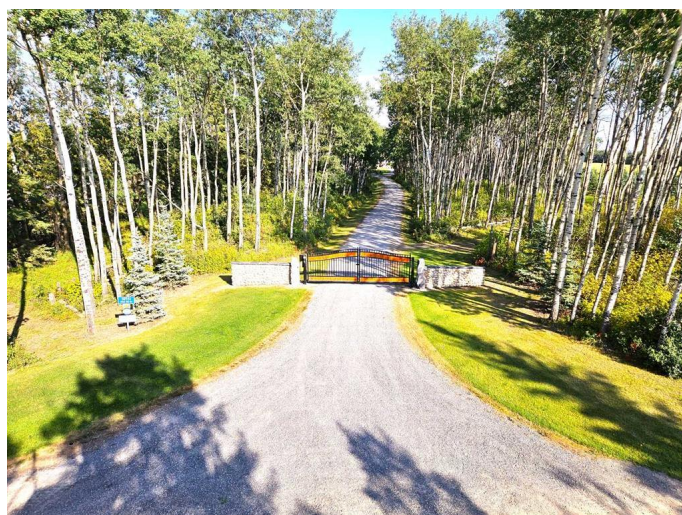
MLS® #A2141433

**\$4,650,000**

5 Bedroom, 3.00 Bathroom, 1,956 sqft  
Agri-Business on 80.52 Acres

NONE, Rural Red Deer County, Alberta

Welcome to your private paradise featuring a main residence, an approved second residence, and a guest garden suite! This stunning 80-acre property, one of the most beautiful in the Sylvan Lake area, is a perfect escape from city life, only 5 minutes from Sylvan Lake and 20 minutes from Red Deer. The main home, built with ICF construction and concrete floor joists, offers in-floor hot water heat on both levels. It boasts an open floor plan with an elevator, 5 large bedrooms, 2 kitchens, a sunroom, a spacious main floor laundry room, 3 bathrooms, a walkout basement, and a double attached garage. The main level features a generous front foyer leading to a bright living area. The large kitchen includes a walk-in pantry, wall oven, 5-burner countertop stove, fridge, dishwasher, and granite countertops. The primary bedroom is a luxurious retreat with a soaker tub, a walk-in shower, and a spacious walk-in closet. The dining area opens to a south and west-facing covered deck, ideal for enjoying morning coffee with inspiring views of grain fields and forests. The functional main floor laundry room includes a laundry sink and walk-in closet. The family room opens to a covered south and west-facing concrete patio downstairs. The lower level also includes 2 spacious bedrooms, a full bathroom, a workout area, a TV area, a secondary kitchen, and a large



mechanical room.

For entertainment, enjoy time with family and friends around your water fountain or in the private gazebo with surround sound and a fire pit. Grow your own organic food in the 12'x50' greenhouse with an ICF frost wall.

The property also hosts the R FAMILY CHRISTMAS TREE FARM, featuring a 2019 office with forced air heat, 220v power, 1 bedroom, 1 3-pc indoor bathroom, and 1 2-pc bathroom with outside access. This area includes an ice-skating park, picnic shelter, and 14 acres of Christmas trees, with approximately 400 trees sold in 2023.

Additional income opportunities include:

• A fully upgraded 1976 mobile home, renting for \$1,500/month plus utilities.

• A 2017 60'x120' warehouse with two fully finished 60'x60' bays, in-floor hot water heat, 220v power, two 3-pc bathrooms, and two mezzanines, renting for \$2,800/month per side plus utilities and GST.

• 43 acres of cropland rented on a share basis.

Other support buildings include:

• A 1992 60'x60' shop with two 30'x60' fully finished bays, in-floor hot water heat on one side, roughed-in in-floor heat on the other, 220v power, a 2-pc bathroom, laundry, and a heated mezzanine man cave.

• A 1986 24'x26' attached garage, fully finished with forced air heat.

• Various storage sheds, including one perfect for pets with in-floor hot water heat, running water, and power.

This property is located close to the lake, offering swimming, boating, water skiing, ice fishing, snowmobiling, and cross-country skiing opportunities. You have to see it to believe it! Book a viewing today.

Built in 2013

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2141433      |
| Price          | \$4,650,000   |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,956         |
| Acres          | 80.52         |
| Year Built     | 2013          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 38551 Range Road 21   |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4E 2M7               |

## Amenities

|              |   |
|--------------|---|
| Parking      | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Side By Side |
| # of Garages | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Wired for Sound                           |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Central, In Floor, Hot Water, Natural Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Private Entrance, Private Yard        |
| Lot Description   | Farm, Landscaped, Near Golf Course, Private, See Remarks |

|              |  |
|--------------|--|
| Roof         | Asphalt Shingle                                      |
| Construction | ICFs (Insulated Concrete Forms), See Remarks, Stucco |
| Foundation   | ICF Block  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2024 |
| Days on Market | 367             |
| Zoning         | AG              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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