

# **\$844,900 - 39031 Range Road 10, Rural Red Deer County**

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MLS® #A2200031

**\$844,900**

4 Bedroom, 3.00 Bathroom, 1,417 sqft  
Residential on 3.00 Acres

Meridian Estates, Rural Red Deer County,  
Alberta

~WELCOME HOME~ Acreage life at its best! This remarkable property offers 3.04 acres of tranquility, privacy and AFFORDABILITY! This BUNGALOW has been immaculately cared for featuring 4 bedrooms, 3 bathrooms, and 2 gas fireplaces. Surrounded by mature trees and only minutes to Red Deer. A beautiful welcoming entrance the minute you open the front door. The spaciousness of the sunken living room creates an inviting open atmosphere, perfect for cozy evenings, or entertaining guests. The natural flow of the layout provides both privacy and connectivity, giving each room its own sense of purpose. Nestled on an impressive 3- acre lot, the property offers a serene retreat from the hustle and bustle of daily life. Imagine relaxing in your beautiful backyard, surrounded by nature and endless space to unwind or explore. Whether you're enjoying morning coffee on the patio, taking a walk through the grounds, or hosting a gathering, the possibilities are endless. Inside each bedroom offers generous space and comfort, with the bathrooms providing the perfect blend of style and function. The design of the home maximizes light and airflow, creating a harmonious space that is both ELEGANT AND PRACTICAL. Soaring Vaulted Ceilings on the main floor, Warm colors throughout, a main floor laundry providing additional convenience. A TRIPLE HEATED



garage offering luxury of space, imagine having room for not one or two but three vehicles-plus all the tools, equipment and toys you want to store. Perfect for year-round projects, protecting your cars from elements, tinkering or year-round projects. Added features, your horses are welcome here, and there is a horse shelter too!!! Stunning property with a fully developed basement featuring a fourth bedroom, office area, large storage room and incredible family room with a gas fireplace. A perfect sanctuary for a growing family, offering everything you need to create lasting memories and enjoy life at its fullest.

Built in 1998

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2200031                         |
| Price          | \$844,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,417                            |
| Acres          | 3.00                             |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 39031 Range Road 10   |
| Subdivision | Meridian Estates      |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 2E3               |

### Amenities

|         |                                                                                         |
|---------|-----------------------------------------------------------------------------------------|
| Parking | Front Drive, Garage Faces Front, Heated Garage, Triple Garage Attached, Gravel Driveway |
|---------|-----------------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Garages | 3 |
|--------------|---|

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s) |
|-------------------|-----------------------------------------------------------------------------------------------|

|            |                                                                                                 |
|------------|-------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
|------------|-------------------------------------------------------------------------------------------------|

|         |                          |
|---------|--------------------------|
| Heating | Fireplace(s), Forced Air |
|---------|--------------------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |                            |
|------------|----------------------------|
| Fireplaces | Gas, Living Room, Basement |
|------------|----------------------------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                     |
|-----------------|---------------------|
| Lot Description | Front Yard, Private |
|-----------------|---------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                 |
|--------------|---------------------------------|
| Construction | Stone, Vinyl Siding, Wood Frame |
|--------------|---------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 22nd, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 30 |
|----------------|----|

|        |     |
|--------|-----|
| Zoning | R-1 |
|--------|-----|

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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