



26539 Township Road 362 Township  
Rural Red Deer County, Alberta

MLS # A2190718

\$599,900



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Front Yard, Lawn, Garden, Gentle Sloping, No Neighbour		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	7-36-26-W4
<b>Exterior:</b>	Mixed, Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Mosey on down to this breathtaking acreage, fresh and spruced up from a 2021 revamp. With nothing but modern comforts and a panoramic view that'll stop you in your tracks, it's time to hang your hat and settle in. Step inside this delightful manufactured home, where an open-concept design creates a cosy flow between the kitchen, dining, and living areas &ndash; perfect for family gatherings. Four snug bedrooms and two full baths (including a charming 3pc ensuite in the spacious primary bedroom) offer plenty of room for everyone to kick back and relax. But hold onto your cowboy hat &ndash; the magic is outside! Picture this: from your kitchen window, the valley stretches out like a painted masterpiece, framed by majestic mountains on clear days. Corrals with power and water await your livestock, and a red barn-style shed with 50-amp power is perfect for RV adventures. Spend lazy afternoons grilling on the front deck with a gas hook-up, or retreat to the heated, finished 30x30 garage complete with water and gas hookups when the seasons turn cooler. Conveniently located near Red Deer, Penhold, and Innisfail &ndash; just 15 minutes away &ndash; and a quick 45-minute drive to Calgary airport, this property combines country serenity with modern accessibility. Plus, school buses stop right at the end of your driveway, so your little ones can enjoy an easy ride to top-notch schools. This is country living at its finest &ndash; don't miss your chance to make it yours!