

# \$349,900 - 35180 Highway 21, Rural Red Deer County

MLS® #A2164482

## \$349,900

3 Bedroom, 1.00 Bathroom, 1,826 sqft  
Residential on 18.66 Acres

NONE, Rural Red Deer County, Alberta

Welcome to 35180 Highway 21 in Red Deer County. This property is zoned AG with 18.66 acres of land all newly fenced (2024). This acreage is just a few Minutes to Elnora and 15 minutes to Delburne. Easy access to amenities. There is no shortage of space withing this with over 1800 square feet of living space. This home is full of potential with a unique floor plan that used to have a store front from the Gas Station that used to be here years ago. You will notice the old store front when you walk into this home. Also has a 2 piece bathroom with access from the outside, with some imagination the bathroom could be reconfigured to open from the inside. This area could be remodeled to have the front entrance you always wanted. Off of the entrance you will head to the laundry room which is just off of the Dining Room & Kitchen Area. The kitchen features an abundance of cupboard space. There are three bedrooms down the hall from the dining room with a 5 piece bathroom. The living room is spacious with a wood burning fireplace. Just off the living room is the 3 season sunroom which is perfect for catching up with your reading with your morning coffee. The land is open for your imagination, build a barn for horses or build a dream shop. Gas Tanks were removed in 2004.

Built in 1930

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2164482                         |
| Price          | \$349,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,826                            |
| Acres          | 18.66                            |
| Year Built     | 1930                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 35180 Highway 21      |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T0M 0Y0               |

### **Amenities**

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Floor Furnace, Propane                                 |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Wood Burning                                           |
| Has Basement      | Yes                                                    |
| Basement          | Partial, Unfinished                                    |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other                                           |
| Lot Description   | Many Trees, Pasture, See Remarks, Rolling Slope |
| Roof              | Shingle                                         |

|              |                          |
|--------------|--------------------------|
| Construction | Wood Frame               |
| Foundation   | Combination, See Remarks |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2024 |
| Days on Market | 206                  |
| Zoning         | AG                   |

### **Listing Details**

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

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