

# \$710,000 - 3556 Highway 54, Rural Red Deer County

MLS® #A2201767

**\$710,000**

4 Bedroom, 3.00 Bathroom, 1,794 sqft

Agri-Business on 29.90 Acres

NONE, Rural Red Deer County, Alberta

Looking for the perfect place to enjoy country living? This 29.9-acre property, just 6 minutes from Spruce View, offers endless possibilities for those seeking space, privacy, and a self-sufficient lifestyle. With room for animals, gardens, and outdoor recreation, this is an affordable opportunity to create your ideal rural retreat.

A tree-lined driveway leads you off the pavement to a spacious and character-filled split-level home. Blending original 1940s charm with a thoughtfully designed 1980s addition, this unique home offers 4 bedrooms, 2.5 bathrooms, and plenty of space for your family. The welcoming front porch connects the oversized 23'x26' attached garage to the main home. Inside, a large kitchen with a breakfast nook flows into a formal dining area, while an updated main bath conveniently includes built-in laundry. A few steps up, the expansive living room provides a cozy gathering space, leading to a generous primary suite with a vaulted ceiling, wooden beams, and a recently updated 3-piece ensuite. The large, divided basement offers additional living areas, extra bedrooms, an exercise room, and ample storage.

A 24'x32' detached garage features a bonus upstairs studio—ready for your personal touch—perfect for a home office, craft space, or extra storage.

Outside, this property is fully set up for those looking to bring animals, with several fenced areas, shelters, and multiple outbuildings,



including a 40'x80' quonset (220V) with garage access, a 30'x34' workshop, a heated building, and various other structures.

Whether you dream of having your own big garden, keeping animals, or simply enjoying wide open spaces, this property offers the perfect blend of tranquility and practicality—all just minutes from Spruce View and only 25 minutes to Innisfail for additional amenities. \*GST is applicable

Built in 1940

### Essential Information

MLS® #	A2201767
Price	\$710,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,794
Acres	29.90
Year Built	1940
Type	Agri-Business
Sub-Type	Agriculture
Style	3 Level Split
Status	Active

### Community Information

Address	3556 Highway 54
Subdivision	NONE
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4G 0L2

### Amenities

Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

## Interior

Interior Features	Central Vacuum, Pantry, Storage
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Radiant
Cooling	None
Has Basement	Yes
Basement	Partially Finished, See Remarks

## Exterior

Lot Description	Few Trees, Lawn, Other, Pasture, Farm
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	41
Zoning	AG

## Listing Details

Listing Office	RE/MAX real estate central alberta
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