



**DJ Golden**  
**REAL ESTATE**

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**38568 Range Road 22**  
**Rural Red Deer County, Alberta**

**MLS # A2227498**



**\$875,000**

|                  |                                          |               |                    |
|------------------|------------------------------------------|---------------|--------------------|
| <b>Division:</b> | NONE                                     |               |                    |
| <b>Type:</b>     | Residential/House                        |               |                    |
| <b>Style:</b>    | 2 Storey, Acreage with Residence         |               |                    |
| <b>Size:</b>     | 1,563 sq.ft.                             | <b>Age:</b>   | 1901 (124 yrs old) |
| <b>Beds:</b>     | 3                                        | <b>Baths:</b> | 2                  |
| <b>Garage:</b>   | Quad or More Detached, RV Access/Parking |               |                    |
| <b>Lot Size:</b> | 25.00 Acres                              |               |                    |
| <b>Lot Feat:</b> | Landscaped, Lawn, Many Trees             |               |                    |

|                    |                                                                                                    |                   |                                     |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|-------------------------------------|
| <b>Heating:</b>    | Forced Air, Wood Stove                                                                             | <b>Water:</b>     | Well                                |
| <b>Floors:</b>     | Tile, Wood                                                                                         | <b>Sewer:</b>     | Lagoon, Open Discharge, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                                                    | <b>Condo Fee:</b> | -                                   |
| <b>Basement:</b>   | Finished, Full                                                                                     | <b>LLD:</b>       | 34-38-2-W5                          |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                                                            | <b>Zoning:</b>    | AG                                  |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -                                   |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows |                   |                                     |

**Inclusions:** Fridge x2 / Stove x2 / Washer x2 / Dryer x2 / Microhood Fan / Hood Fan / Built in Dishwasher / all TV Wall Mounts / all Window Coverings / Ceiling Fan(s) / Water Softner

Rare Opportunity &ndash; Two Homes on 25 Acres Just Minutes from Sylvan Lake. This unique acreage offers an incredible opportunity to own two separate homes just west of Sylvan Lake, conveniently located right along Highway 11A. Whether you're looking for a place to call home with room for extended family, dreaming of starting a business, or simply want space to work and play, this property delivers it all. The main residence is a charming and spacious two-storey home, originally built in 1901 and thoughtfully updated to maintain its character while offering modern comforts. Inside, you'll find a welcoming entrance, a beautiful kitchen featuring a wood-burning stove and gas range, a generous living room, formal dining area, main-floor laundry, three bedrooms upstairs as well as 2 undated bathrooms. Recent upgrades to this home include new exterior siding, rebuilt porch, newer windows, updated electrical and plumbing systems, a high-efficiency furnace, new bathroom upstairs, fresh paint, a new dishwasher, upgraded laundry&mdash;everything you need for comfortable living in a country setting. The second home is a well-maintained 1964 bungalow (tenant) with three bedrooms and two bathrooms. It has also seen several recent improvements, including updated windows, new flooring, fresh paint, and replacement of the poly-B plumbing. This home offers a bright, open layout and would be perfect as a rental, guest house, or separate living quarters for family members. Beyond the homes, the property is set up for both lifestyle and enterprise. It features a massive 92 by 40-foot heated Quonset equipped with 220-volt power, a 48 by 16-foot workshop, an equipment shed, a 14 by 22-foot garage that has been insulated, drywalled, and rewired, and an RV pad with its own power hookup. Each home is supplied by its own private well, and there is an

additional well servicing the shop area. The property also boasts additional upgrades, including new fencing/barn, and updated roofing. The beautifully landscaped yard is surrounded by mature trees and offers a peaceful rural setting with manicured lawns and spectacular sunset views. With easy access to nearby recreation like boating, swimming, fishing, and everything Sylvan Lake has to offer, this location blends the best of country living with nearby town conveniences. This property presents endless income producing possibilities— from Air BnB, RV storage and a wedding venue to a greenhouse, photography location, or small farm. Or simply enjoy the space and tranquility it provides with your family.