

76, 26540 Highway 11
Rural Red Deer County, Alberta

MLS # A2250651



\$799,900

Division:	Balmoral Heights		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,858 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, Paved, RV Access/Parking		
Lot Size:	1.70 Acres		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Lawn, Many Trees, No Neighbours Behind		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	19-38-26-W4
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: Dishwasher, Fridge, Stove, washer, dryer, garage opener & control(s), Central Vac & attachments, RO Water system, Shed.

Beautiful 4 bed, 3 bath walkout raised bungalow on 1.70 acres surrounded by mature spruce trees for privacy and tranquility. The main floor features a formal living and dining room, a bright kitchen with a newer Wi-Fi induction stovetop, breakfast nook, and patio access for BBQs. The primary bedroom includes a walk-in closet, 4pc ensuite, and private balcony overlooking the backyard oasis. Two additional bedrooms and a full 4pc bath complete the main level. The walkout basement offers a cozy family room with wood-burning fireplace, laundry area, cold storage, a fourth bedroom, 3pc bath, and a bright flex room perfect for an office or additional bedroom. Dedicated lower-level entry enhances privacy and independence for home based business or family members. Additional features include an attached double garage, paved driveway, RV parking, and fiber optic internet. The beautifully landscaped, private backyard is filled with perennials and a garden. Brand new dishwasher, shingles are approx. 6 years old and the septic system was cleaned out in 2024—move-in ready and well maintained!