

# \$809,000 - 74, 37535 Range Road 265, Rural Red Deer County

---

MLS® #A2205427

**\$809,000**

5 Bedroom, 3.00 Bathroom, 1,456 sqft  
Residential on 1.52 Acres

Springvale Heights, Rural Red Deer County,  
Alberta

Stunning Acreage with Spectacular Views â€“  
Just 3 Minutes from Red Deer!

Welcome to this beautifully renovated and fully finished walk-out home in the sought-after community of Springvale Heights. Nestled on 1.52 acres, this one-of-a-kind property offers over 2,800 sq. ft. of immaculate living spaceâ€”all you have to do is move in!

Step into the bright, all-new kitchen and dining area, designed for both style and functionality. The inviting living room features a cozy gas fireplace and opens onto a wrap-around deck, where breathtaking south-facing views await.

The spacious main-floor master suite is a true retreat, complete with a luxurious 5-piece ensuite, walk-in closet, and convenient laundry room. The fully developed lower level offers three generously sized bedrooms, a 4-piece bathroom, and a large family room with a second gas fireplaceâ€”perfect for relaxing or entertaining.

Recent upgrades include a new, larger septic tank with an electric pump and alarm, ensuring peace of mind. The covered carport can easily be converted into a two-car attached garage, adding even more value to this exceptional property.



With its prime location, stunning views, and top-to-bottom updates, this is an opportunity you don't want to miss. Just three minutes on paved roads from Red Deer, your dream home is waiting!

Built in 1980

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2205427                         |
| Price          | \$809,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,456                            |
| Acres          | 1.52                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 74, 37535 Range Road 265 |
| Subdivision | Springvale Heights       |
| City        | Rural Red Deer County    |
| County      | Red Deer County          |
| Province    | Alberta                  |
| Postal Code | T4E 1A7                  |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected       |
| Parking Spaces | 6   |
| Parking        | Additional Parking, Driveway, Off Street, Attached Carport, Covered |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No |
|-------------------|--|

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures

Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings

Heating Boiler, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Living Room, Insert

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony, Garden, Courtyard, Dog Run

Lot Description Back Yard, Cleared, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 7th, 2025

Days on Market 47

Zoning R-1

## Listing Details

Listing Office Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.