

# **\$749,000 - Rr 284 Twp Rd 340 Road N, Rural Red Deer County**

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MLS® #A2233585

**\$749,000**

2 Bedroom, 2.00 Bathroom, 2,385 sqft  
Residential on 6.13 Acres

NONE, Rural Red Deer County, Alberta

THIS SPACIOUS HOME HAS HAD NUMEROUS UPGRADES THROUGHOUT THE YEARS. This VERY UNIQUE HOME and outbuildings sit on 6.13 acres east of Bowden, just 15 minutes from both Innisfail and Olds. The spacious home offers a large kitchen with granite countertops, built-in oven, gas stove top, newer top line dishwasher, moveable island, and an adjoining sunroom with gas stove fireplace. There's a main floor laundry combined with a large pantry with lots of storage. The living room has a wood stove, and features a custom built wall unit. and has an adjoining wood room. There is a 3 piece bath with glass brick shower to complete the main floor. The second floor currently boasts 2 bedrooms, one large master that sits across the front of the home and includes the two turrets, and another bedroom that was once separated into two, and could be again. The second floor 3 piece bath has a clawfoot tub, large window and beautiful tile floor. The concrete walk-out basement is unfinished and could be used as another flex room or den. The basement utility room offers plenty of storage. The very large deck was built around an above ground pool, which is plumbed for a gas heater. The landscaped yard is fully surrounded by trees and has a 24x35 foot shop/garage with brick floor and wood stove. It is plumbed for a gas heater as well. The very unique



outbuildings include a church, a metal quonset that can hold 4 vehicles or more, an actual usable treehouse, another house, and a rough wood barn, plus assorted storage sheds. A few of these buildings are from the AMC series Wynonna Earp. The circular driveway makes access easy.

Built in 1988

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2233585                         |
| Price          | \$749,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,385                            |
| Acres          | 6.13                             |
| Year Built     | 1988                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | Rr 284 Twp Rd 340 Road N |
| Subdivision | NONE                     |
| City        | Rural Red Deer County    |
| County      | Red Deer County          |
| Province    | Alberta                  |
| Postal Code | T4H 1P5                  |

### Amenities

|                |                            |
|----------------|----------------------------|
| Parking Spaces | 2                          |
| Parking        | Driveway, Converted Garage |
| # of Garages   | 2                          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Granite Counters, Natural Woodwork, |
|-------------------|---|

|                 |                               |
|-----------------|-------------------------------|
|                 | Open Floorplan, See Remarks   |
| Appliances      | Dishwasher, Range Hood, Other |
| Heating         | Forced Air, Natural Gas, Wood |
| Cooling         | None                          |
| Fireplace       | Yes                           |
| # of Fireplaces | 1                             |
| Fireplaces      | Gas, Free Standing, Sun Rock  |
| Has Basement    | Yes                           |
| Basement        | Partial, Unfinished, Walk-Up  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Front Yard, Landscaped, Pie Shaped Lot, Sloped Down |
| Roof              | Asphalt Shingle, Metal                              |
| Construction      | Wood Siding   |
| Foundation        | Combination   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 37              |
| Zoning         | AG              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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