

# **\$369,900 - 218, 36214 Range Road 250, Rural Red Deer County**

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MLS® #A2213108

**\$369,900**

3 Bedroom, 1.00 Bathroom, 899 sqft  
Residential on 0.50 Acres

Edwards, Rural Red Deer County, Alberta

THE PERFECT SUMMER GETAWAY OR MAKE IT YEAR ROUND LIVING in this lovely family orientated cul-de-sac situated in Edwards subdivision at Pine Lake. With great neighbours who live year round and on a school bus route you will find this amazing private .50 of an acre with all the amenities you need to turn this charming sweet cottage into full time living. ADDED BONUS , just pack your swimsuit and move right on in! So much curb appeal as you approach this beautiful property. This lovely home with wrap around covered deck offers the perfect spot for morning coffees or soak in the sun, plus evening sunsets with a glass of wine on the porch swing. Inside this well-crafted home you will find soaring pine vaulted ceiling, living room area with plenty of space for family to cozy up by the Harman Pellet stove which heats up the entire cottage. A Bose sound system with blue tooth receiver plus a television! Kitchen and dining area has everything you need to cook up amazing meals. Spacious bathroom on main with shower. Lovely end cut Fir flooring, and well constructed floors and walls with added insulation to keep the chill away. Plus lots of space for everyone to sleep including main floor primary bedroom for mom and dad. The loft overlooking living area has flex space with extra bed and plenty of room to cozy up on a chair and read. Two extra bedrooms, with



bunks and beds provided . . . space for everyone! If that is not enough sleeping space the amazing insulated garage (also heated by a Harman Pellet stove) offers two more bedrooms! This garage is the place to hang out! Whether it is to have a big party with friends and family with great music blaring as it also has an amazing Bose sound system with sub woofer . . . or hunker down to watch movies on the big screen . . . the added insurance that you never miss watching your favourite sports team as there are Satellite boxes which are rented through Rogers (if you choose to take them over). Large Sea Can provides tons of storage space with amazing shelves and loaded with everything you need for comfort living. So much on offer here including house roof replaced in 2015 with 50 year Malarkey singles highly resistant to hail damage; shed filled with pellets for stoves: plus the home pellet stove is 43000 BTU and garage pellet stove is 61,000 BTU making both very efficient; A 10 minute walk to lake where you will find stairs on county path to lake. Plus boat dock near by. This amazing turn-key home is definitely worth the drive to check out. . .you will be so happy you did!

Built in 1998

### **Essential Information**

MLS® #	A2213108
Price	\$369,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	899
Acres	0.50
Year Built	1998
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	218, 36214 Range Road 250
Subdivision	Edwards
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 1R0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Vaulted Ceiling(s), Wired for Sound
Appliances	Microwave, Refrigerator, Stove(s), Window Coverings, See Remarks
Heating	Pellet Stove
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Cul-De-Sac, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	30
Zoning	R-6

### Listing Details

Listing Office	RE/MAX real estate central alberta
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