

# \$1,975,000 - 6, 26174 Highway 11, Rural Red Deer County

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MLS® #A2187378

**\$1,975,000**

5 Bedroom, 5.00 Bathroom, 3,972 sqft  
Residential on 2.78 Acres

NONE, Rural Red Deer County, Alberta

For more information, please click Brochure button.

Welcome to your dream home! This stunning custom-built two-storey walkout is set on a pristine 3-acre lot in Red Deer County, perfectly blending modern luxury with serene countryside living. Featuring solid construction with 2x8 exterior walls and double 2x4 staggered studs, this home includes conveniences like piped-in music, an intercom system, RV 30 & 50 amp plugs, and a dedicated RV dump. The impressive layout boasts 5 bathrooms and 5 spacious bedrooms, including high ceilings, expansive windows, and open-concept living areas that invite natural light. With 2,444 sq ft on the main floor, 963 sq ft on the second level plus a 566 sq ft bonus room, and a 2,494 sq ft fully developed walkout basement offering direct backyard access, this home is perfect for families and entertainment. Additional highlights include an attached garage, covered parking, and ample guest space, while the expansive outdoor area is ideal for gardening and activities. Ideally located 9.8 km east on Highway 11 from 30 Avenue and just 12 minutes from Parkland Mall, this remarkable property provides the peace of acreage living while remaining convenient to local amenities. Don't miss this rare opportunity to own a unique home that combines elegance, space, and comfort in a tranquil environment!



Built in 2006

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2187378                         |
| Price          | \$1,975,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 4                                |
| Half Baths     | 1                                |
| Square Footage | 3,972                            |
| Acres          | 2.78                             |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

## Community Information


|             |                       |
|-------------|-----------------------|
| Address     | 6, 26174 Highway 11   |
| Subdivision | NONE                  |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4E 1C4               |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 20  |
| Parking        | Quad or More Attached, RV Access/Parking, Triple Garage Attached, Triple Garage Detached, Attached Carport, Converted Garage, RV Garage, RV Gated |
| # of Garages   | 9   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Jetted Tub, Steam Room, Wired for Sound |
| Appliances        | Convection Oven, Dishwasher, Dryer, Freezer, Garage Control(s),  |

|                   |   |   |
|-------------------|---|---|
|                   | Garburator, Microwave, Range Hood, Dishwasher, Window Coverings, Satellite TV Dish                |  |
| Heating           | Boiler, High Efficiency, Exhaust Control, Natural Gas, Fan Control                                |   |
| Cooling           | Central Air   |   |
| Fireplace         | Yes   |   |
| # of Fireplaces   | 2   |   |
| Fireplaces        | Wood Burning Stove  |   |
| Has Basement      | Yes   |   |
| Basement          | Finished, Full  |   |
| <b>Exterior</b>   |   |   |
| Exterior Features | Private Yard, Barbecue, Gas Grill   |   |
| Lot Description   | Back Yard, Creek/River/Stream, Neighbours Behind, Irregular, Gentle Sloping, Many Trees, Drainage |   |
| Roof              | Asphalt   |   |
| Construction      | Brick, Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame                               |   |
| Foundation        | Poured Concrete   |   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 13th, 2025 |
| Days on Market | 101                |
| Zoning         | A1                 |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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