



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**6, 26174 Highway 11**  
**Rural Red Deer County, Alberta**

**MLS # A2187378**



**\$1,975,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,972 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Attached Carport, Converted Garage, Quad or More Attached, RV Access/Pa		
<b>Lot Size:</b>	2.78 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Lawn, Gentle Slo		

<b>Heating:</b>	Boiler, Fan Coil, High Efficiency, Exhaust Fan, Forced Air, Hot Water, Humidity Control, Natural Gas, Wood Stove, Zoned	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	14-38-26-W4
<b>Exterior:</b>	Brick, Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	A1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	All appliances		

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!