

# \$1,225,000 - 118, 36214 Rr 250, Rural Red Deer County

MLS® #A2200826

**\$1,225,000**

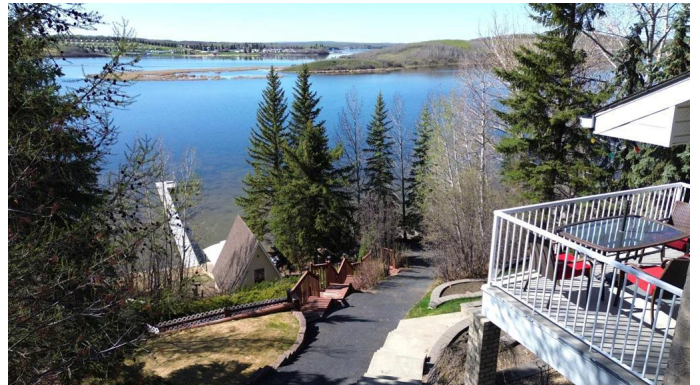
4 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.49 Acres

Dancey Estates, Rural Red Deer County, Alberta

Stunning Lakefront Home with Modern Amenities. This exceptional property boasts 1340 square feet and a fully finished walkout basement all set up on a sprawling 0.49 acre lot with approximately 100 feet of picturesque/treed lakefront. West facing views and plenty of sunshine all summer long! The open concept layout includes a striking vaulted ceiling in the upper level and 9 foot walls in the basement, providing an airy and welcoming ambiance. Enjoy cooking in the gourmet kitchen, equipped with solid oak cabinets, new stainless steel appliances, and a large island that accommodates seating for six. Cozy up by the gas fireplace in the living room overlooking the lake. Heated tile floors keeps you warm in the kitchen. The meticulously designed walkout basement features 2 bedrooms, 3pc bath, large Rec room, in-floor heating and a separate entrance offering a perfect retreat for family gatherings or entertaining guests. Recent Upgrades include a brand new hot water tank, pressure tank, and air conditioning system are all recently installed, ensuring your comfort year-round.

**\*\*Beautiful Beachfront:\*\*** The beachfront area was redone last year and offers clear views of the lake—perfect for sunbathing or water activities. A small A-Frame storage shed/guest cottage is located at the lakefront. Intensive landscaping features multiple retaining walls, waterfall feature, paved driveway and a parking pad. A scenic paved trail leads directly



to the lake, enhancing your outdoor experience. Enjoy ample storage with a generous 26x26 in-floor heated garage, ideal for your vehicles and outdoor gear. This property offers the perfect blend of luxury, comfort, and lakeside living.

Built in 2000

**Essential Information**

MLS® #	A2200826
Price	\$1,225,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,343
Acres	0.49
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	118, 36214 Rr 250
Subdivision	Dancey Estates
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 1R0

**Amenities**

Parking Spaces	7
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

**Interior**

Interior Features	See Remarks
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Appliances	Dishwasher, Electric Stove, Refrigerator, Central Air Conditioner, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Finished, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard, Other
Lot Description	Private, Lake, Views, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 10th, 2025
Days on Market	137
Zoning	R6

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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