

# \$1,025,000 - 138, 36240 Range Road 250, Rural Red Deer County

MLS® #A2206684

**\$1,025,000**

4 Bedroom, 3.00 Bathroom, 1,906 sqft  
Residential on 0.41 Acres

Edwards, Rural Red Deer County, Alberta

DREAMING OF LAKEFRONT? Everything you could ever want in a recreational or year round home. This is one of the most talked about properties on the waterfront. Absolutely Loaded with features and extras. Walkout chalet style with 20' open beamed cedar ceiling, slate and hardwood floors, one of a kind custom kitchen and stunning views from the master bedroom loft area. The master bedroom also features a full ensuite with steam shower, gas fireplace, huge walk-in closet and East facing balcony. Walkout basement is fully developed with a large family/games room, two more bedrooms, 3pc bath with custom built shower and an office. Two huge wrap around decks offer the best views on the lake, a built in hottub and lots of sunshine. Private parklike yard with paved driveway and mature landscaping. Enjoy the lakeside fire pit area with interlocking brick work. Natural spring water source. Excellent waterfront depth at dock. This is truly one of a kind property that is guaranteed to impress. Perfect location just 90 minutes from Calgary, 25 mins East of Red Deer and 2hrs from Edmonton on popular Pine Lake.

Built in 2002

## Essential Information

MLS® #                   A2206684



Price	\$1,025,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,906
Acres	0.41
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	138, 36240 Range Road 250
Subdivision	Edwards
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T0M 1S0

### **Amenities**

Parking Spaces	6
Parking	Off Street
Is Waterfront	Yes
Waterfront	Lake Front

### **Interior**

Interior Features	Beamed Ceilings, Central Vacuum, High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Private, Waterfront
Roof	Metal
Construction	Wood Frame, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	5
Zoning	R6

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.