

# **\$588,000 - 102-4042 Highway 587, Rural Red Deer County**

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MLS® #A2153842

**\$588,000**

7 Bedroom, 4.00 Bathroom, 2,098 sqft  
Residential on 1.15 Acres

Garrington Acres, Rural Red Deer County,  
Alberta

Looking for a private, peaceful, forested acreage with abundant well water and lots of room to host family and friends?

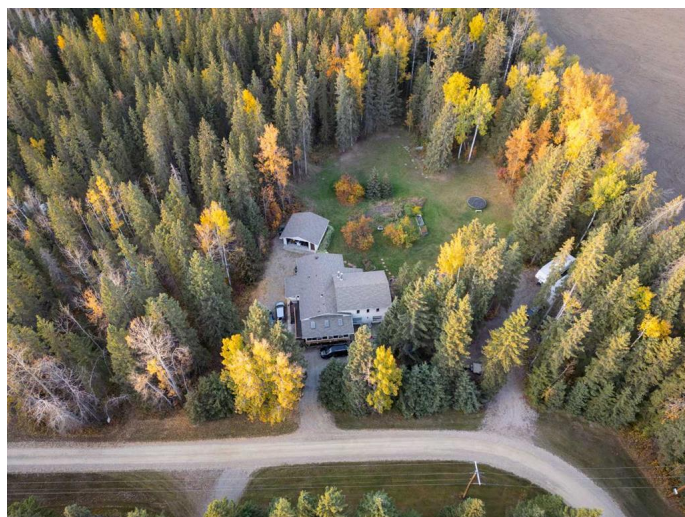
This awe-inspiring one-owner home is nestled in the forest just 20 minutes west of Bowden in the serene Garrington Acres subdivision.

This gorgeous property provides all kinds of recreational opportunities in summer and winter, as it borders a land trust to the north, allowing direct access to miles and miles of forested trails, as well as the majestic Red Deer River.

Inside this 7 bedroom, 3 and a 1/2 bathroom home, which includes a covered sunroom, you will find many updates including paint, flooring, heating, many newer vinyl windows, window coverings, and a huge addition that was added in 2006, which includes a primary bedroom and ensuite with a spacious great room above, making it the perfect place to gather, chat, and enjoy the company of all your loved ones. You will LOVE the taste of the fresh, exquisite well water, with a volume capacity rating at approximately 30 gallons per minute!

A new water softener was installed in 2000 and a new septic system was installed in 2013 with a total capacity of 1500 gallons.

A new boiler system with a very large hot water holding tank was added in 2014 ensuring you will always have the hot water



you need regardless of how many visitors you have.

The boiler also works with the forced air furnace ducts using hot water coils with 4 zones to ensure a low monthly utility bill.

In addition, 2 woodburning stoves can lower your utility bill even more and give you the peace of mind that you and your loved ones will stay cozy and warm during those epic Alberta winter storms.

Outside you will notice the newer shingles (2016) on both the home and large double detached garage along with the long "drive through" driveway allowing plenty of room for trailers, boats, RVs and all the vehicles you need parking for during your big holiday get togethers!

Behind the home is a large garden with a lot of lawn area for playing outdoor games with as many people as you want, along with a firepit area that will ensure you have hours of fun together roasting hot dogs and marshmallows and catching up on all the latest family happenings.

The beauty of this property with it's second-to-none location is hard to describe in words.

Call your favorite real estate agent and come see it in person today!

Built in 1976

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2153842  |
| Price          | \$588,000 |
| Bedrooms       | 7         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,098     |
| Acres          | 1.15      |
| Year Built     | 1976      |

|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | 2 Storey, Acreage with Residence |
| Status   | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 102-4042 Highway 587  |
| Subdivision | Garrington Acres      |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T0M0K0                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 12                     |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), French Door, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener  |
| Heating           | Baseboard, Boiler, Central, Exhaust Fan, Forced Air, Hot Water, Wood Stove   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Basement, Living Room, Wood Burning Stove  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Fire Pit, Garden, Private Yard, Rain Gutters                                       |
| Lot Description   | Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, No Neighbours Behind |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Vinyl Siding, Wood Siding   |
| Foundation        | ICF Block, Poured Concrete  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2024 |
| Days on Market | 336              |
| Zoning         | Residential      |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | MaxWell Capital Realty - Cardston |
|----------------|-----------------------------------|

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