

# \$809,000 - 74, 37535 Range Road 265, Rural Red Deer County

MLS® #A2205427

**\$809,000**

5 Bedroom, 3.00 Bathroom, 1,456 sqft  
Residential on 1.52 Acres

Springvale Heights, Rural Red Deer County,  
Alberta

Stunning Acreage with Spectacular Views â€“  
Just 3 Minutes from Red Deer!

Welcome to this beautifully renovated and fully finished walk-out home in the sought-after community of Springvale Heights. Nestled on 1.52 acres, this one-of-a-kind property offers over 2,800 sq. ft. of immaculate living spaceâ€”all you have to do is move in!

Step into the bright, all-new kitchen and dining area, designed for both style and functionality. The inviting living room features a cozy gas fireplace and opens onto a wrap-around deck, where breathtaking south-facing views await.

The spacious main-floor master suite is a true retreat, complete with a luxurious 5-piece ensuite, walk-in closet, and convenient laundry room. The fully developed lower level offers three generously sized bedrooms, a 4-piece bathroom, and a large family room with a second gas fireplaceâ€”perfect for relaxing or entertaining.

Recent upgrades include a new, larger septic tank with an electric pump and alarm, ensuring peace of mind. The covered carport can easily be converted into a two-car attached garage, adding even more value to this exceptional property.



With its prime location, stunning views, and top-to-bottom updates, this is an opportunity you don't want to miss. Just three minutes on paved roads from Red Deer, your dream home is waiting!

Built in 1980

### Essential Information

MLS® #	A2205427
Price	\$809,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,456
Acres	1.52
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	74, 37535 Range Road 265
Subdivision	Springvale Heights
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1A7

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	6
Parking	Covered, Driveway, Off Street, Additional Parking, Attached Carport

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Low
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Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Vinyl Windows, Vaulted Ceiling(s)

Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Washer/Dryer Stacked

Heating Boiler, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Insert, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features Balcony, Garden, Courtyard, Dog Run

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Cleared, Few Trees

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 7th, 2025

Days on Market 9

Zoning R-1

### **Listing Details**

Listing Office Royal LePage Network Realty Corp.

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