

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

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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 donâ€™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	Acreage with Residence, Bungalow
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	Additional Parking, Driveway, Off Street, Attached Carport, Covered

**Interior**

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

Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Insert
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Courtyard, Dog Run
Lot Description	Back Yard, Cleared, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	40
Zoning	R-1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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