

# \$925,000 - 76, 26540 Highway 11, Rural Red Deer County

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MLS® #A2206998

**\$925,000**

4 Bedroom, 3.00 Bathroom, 1,644 sqft  
Residential on 1.70 Acres

Balmoral Heights, Rural Red Deer County,  
Alberta

Discover the perfect blend of space, comfort, and natural beauty in this 1,644 sq. ft. walkout bungalow, nestled on 1.7 acres in the desirable Balmoral Heights, just outside Red Deer. This original-owner home is meticulously maintained, offering a warm and inviting atmosphere with oak accents, tile flooring, hardwood & bamboo flooring in the main level bedrooms.

From the moment you enter, natural light pours in through the skylight, highlighting the pride of ownership in every detail. The spacious layout includes 4 bedrooms plus a large studio, providing plenty of space for family and creativity.

The master suite features a walk-in closet, private deck access, and a luxurious ensuite with a jetted tub. The bright and functional kitchen is complete with a reverse osmosis tap, convection microwave, and WiFi-enabled stove, plus access to the front porchâ€”perfect for morning coffee. The main living room and rec room are plumbed for in-floor heating (not yet hooked up), adding to the homeâ€™s future potential.

The walkout basement offers a cozy wood-burning fireplace, large storage space, an additional bedroom, and a studio, which



could be converted into a 5th bedroom if needed. The laundry room provides access to both the garage and the hot tub area for added convenience.

Outside, enjoy four decks, a hot tub, a firepit, a picnic area, and a peaceful water feature off the lower patio. The property also includes RV parking with rebar reinforcement, three sheds, a garden, and a well & septic system. Rainwater holding tanks offer an eco-friendly watering option.

With private acreage living just minutes from the city, this home is a rare find. A beautiful canvas awaiting your personal touch!

Built in 1992

### **Essential Information**

MLS® #	A2206998
Price	\$925,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,644
Acres	1.70
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	76, 26540 Highway 11
Subdivision	Balmoral Heights
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4N 5E2

## Amenities

Parking	Double Garage Attached, Driveway, Paved, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, In Floor Roughed-In, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 31st, 2025
Days on Market	38
Zoning	R1

## Listing Details

Listing Office	eXp Realty
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