

# \$579,900 - 40, 39026 Range Road 275, Linn Valley

MLS® #A2211196

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,634 sqft  
Residential on 2.10 Acres

NONE, Linn Valley, Alberta

Looking for the perfect balance between peaceful acreage living and easy access to city amenities? This charming home is located just 5 minutes from Red Deer and 15 minutes from Sylvan Lake, nestled in the desirable community of Linn Valley.

Set on a spacious 2.1-acre lot, this property offers privacy, room to grow, and backs directly onto a community playground with skating rink, ball diamond, tennis court and club house – ideal for families or anyone who loves the outdoors.

The main floor features a bright, open kitchen with a cozy breakfast nook, a comfortable living room, and a generous dining area – perfect for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms and a full 4-piece bathroom.

The lower level includes a laundry area, an additional 3-piece bathroom, and the basement is currently being used as a workspace, with the potential to be finished into a fourth bedroom and a recreation room. A double attached garage provides ample space for parking and storage. Too really add value you have room for a large shop/garage as well.

Recent updates include a brand-new septic system and a recently replaced roof, giving you peace of mind as you add your own touches to make this home truly yours. With some serious TLC, this property holds incredible potential.



Whether you're a growing family, a hobbyist, or just looking for a bit more space without sacrificing convenience, this property is a must-see!

Built in 1961

### Essential Information

MLS® #	A2211196
Price	\$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,634
Acres	2.10
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

### Community Information

Address	40, 39026 Range Road 275
Subdivision	NONE
City	Linn Valley
County	Red Deer County
Province	Alberta
Postal Code	T4S 2A9

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Pantry, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, No Neighbours Behind
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	36
Zoning	R1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.