

# \$4,150,000 - 38551 Range Road 21, Rural Red Deer County

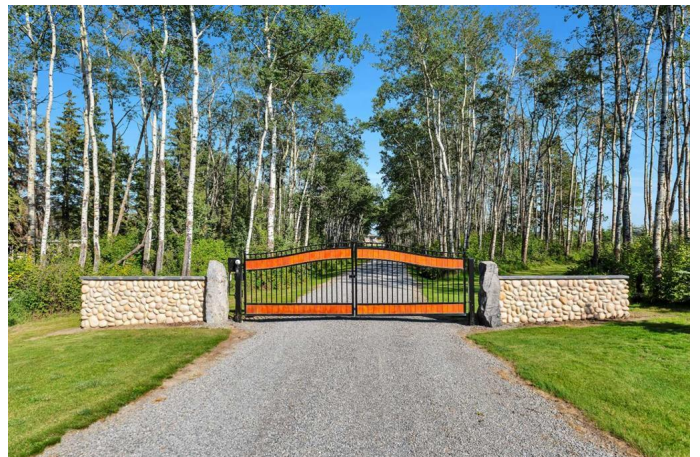
MLS® #A2250093

**\$4,150,000**

5 Bedroom, 3.00 Bathroom,  
Agri-Business on 80.52 Acres

NONE, Rural Red Deer County, Alberta

Experience your own private paradise on 80 acres, featuring a main residence, an approved second residence, and a charming guest garden suite. Located in the Sylvan Lake area, this stunning estate is one of the region's most beautiful escapes, just 5 minutes to Sylvan Lake and 20 minutes to Red Deer. The main home showcases ICF construction with concrete floor joists and in-floor hot water heating on both levels, an elevator, and an open-concept layout filled with natural light. It offers five expansive bedrooms, three bathrooms, two kitchens with a walk-in pantry and granite countertops, a sunroom, a spacious main-floor laundry with sink and closet, and a walkout basement that opens to a south- and west-facing concrete patio, plus a double attached garage. Outdoor entertaining is enhanced by a dining area that opens to a covered deck with views of grain fields and forests, a water fountain, a private gazebo with surround sound and a fire pit, and a 12'x50' greenhouse with an ICF frost wall for organic growing. The property also includes the R FAMILY CHRISTMAS TREE FARM, featuring a 2019 office with forced air heat, 220V power, and on-site amenities, along with an ice-skating park, picnic shelter, and 14 acres of Christmas trees, with approximately 400 trees sold in 2023. Additional income opportunities comprise a fully upgraded 1976 mobile home



rented at \$1,500/month plus utilities, a 2017 60â€™x120â€™ warehouse with two finished 60â€™x60â€™ bays, in-floor hot water heat, 220V power, two three-piece baths, and two mezzanines rented at \$2,800/month per side plus utilities and GST, and 43 acres of cropland rented on a share basis. Support buildings include a 1992 60â€™x60â€™ shop with two finished bays, in-floor heat on one side and roughed-in on the other, 220V power, a two-piece bathroom, laundry, and a heated mezzanine â€œman cave,â€• a 1986 24â€™x26â€™ attached garage fully finished with forced air heat, and multiple storage sheds including a pet-friendly unit with in-floor heat, running water, and power. Solar power is planned for fall 2025 at the main building site. With close proximity to the lake for swimming, boating, water skiing, ice fishing, snowmobiling, and cross-country skiing, this property offers a supreme country escape with convenient access to amenities. This extraordinary estate is a must-seeâ€”book a viewing today to experience its beauty and potential.

**Essential Information**

MLS® #	A2250093
Price	\$4,150,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Acres	80.52
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

**Community Information**

Address	38551 Range Road 21
Subdivision	NONE

City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 2M7

### **Interior**

Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Oven-Built-In, Instant Hot Water, Portable Dishwasher, Wine Refrigerator
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### **Exterior**

Lot Description	Gazebo, Farm
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### **Additional Information**

Date Listed	August 25th, 2025
Zoning	AG

### **Listing Details**

Listing Office	Coldwell Banker OnTrack Realty
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