

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

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 porch—perfect for morning coffee. The main living room and rec room are plumbed for in-floor heating (not yet hooked up), adding to the home'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, RV Access/Parking, Paved
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 10
Zoning R1

Listing Details

Listing Office eXp Realty

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