



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**39527 Range Road 3-1A**  
**Rural Lacombe County, Alberta**

**MLS # A2219803**



**\$995,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	25.28 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	35-39-3-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Playhouse

Treed and private 25 acres in Lacombe County that borders the Rainy Creek Road with access off a municipal road and only 4 miles to Sunbreakers Cove on Sylvan Lake. Let's start with the comfortable, western themed bungalow that was custom built by the current owners with loads of unique features. Easy access through the attached garage that is currently being used as the entertainment area with a pool table and western memorabilia. Up a few stairs and into the main floor with the laundry area conveniently located close by, into the kitchen/dining area and sunken living room for an open and inviting living space with a unique feature wall and a den just off the to the side. Kitchen appliances have all been updated in the last 8/9 years including an induction stove. The spacious master bedroom also has doors opening to the big back deck and just wait until you see the saloon style doors that lead to the full ensuite! The basement features a large rec room, 2 more big bedrooms, a full bathroom plus some extra storage in the mechanical room. Out back is a big tiered deck with a lovely yard and adorable playhouse and there's also a front covered porch where you can take a break and enjoy the beautiful surroundings. The acreage is mostly treed with a portion of what's called Lake 1 on the east side, a creek south of the building site and an undeveloped road allowance along the east boundary. Currently set up for horses with 5 adjoining pastures, an older barn and two shelters. Additional outbuildings include an older garage with vehicle parking space, workshop and lean-to and a new metal roof (2018). There's also a storage building and older sauna. The older house on the property is currently being removed so there will be services there only. A number of upgrades have recently been completed on the house including replacement of Poly B plumbing (2024), new

shingles (2023), new vinyl flooring (2021) and new deck railings (2020). This property really is a pleasure to view!